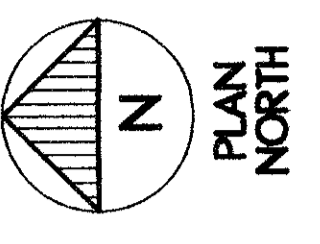
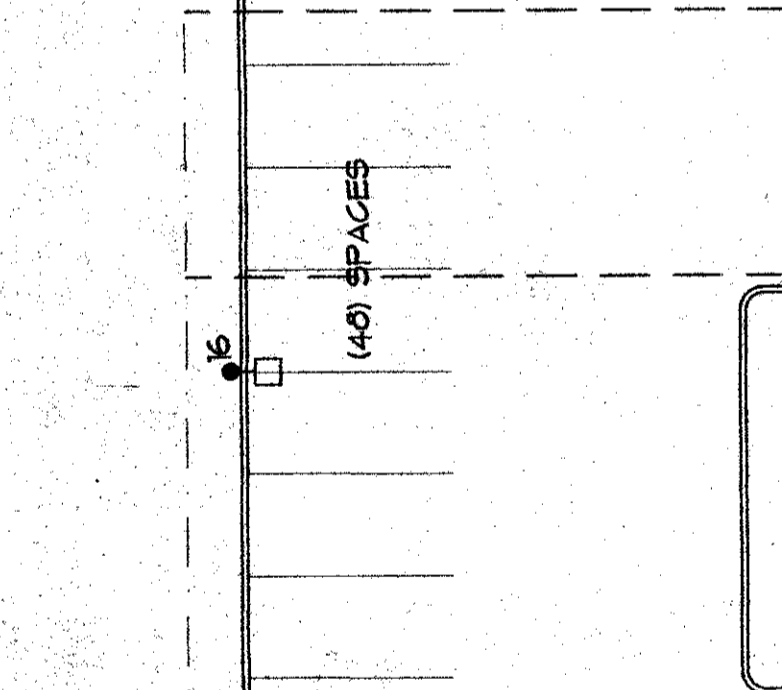
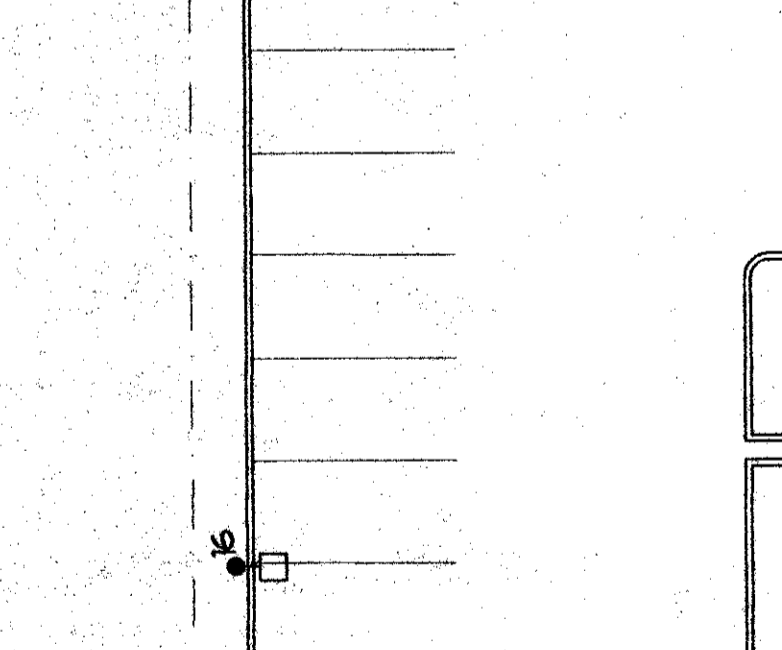
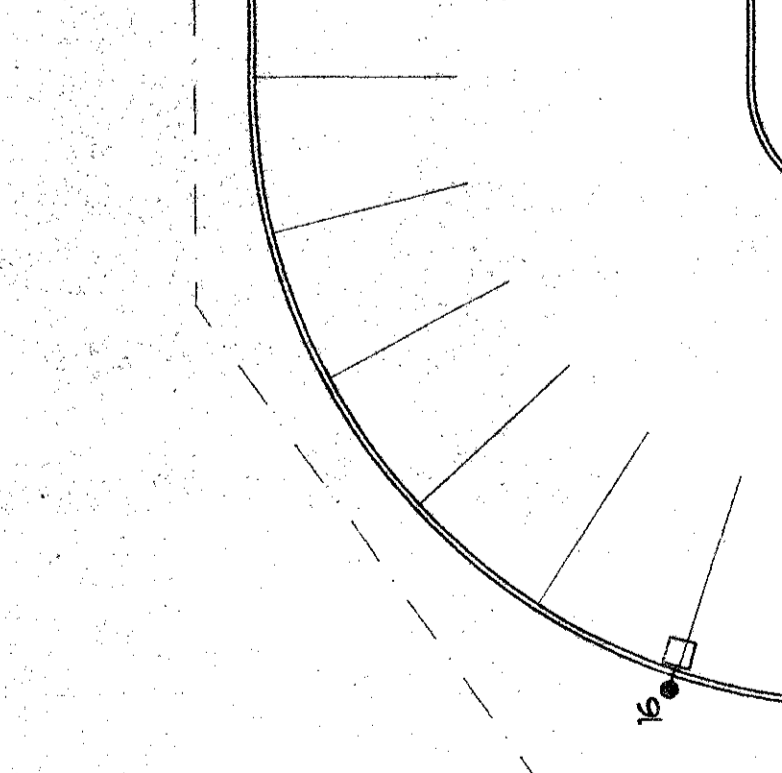
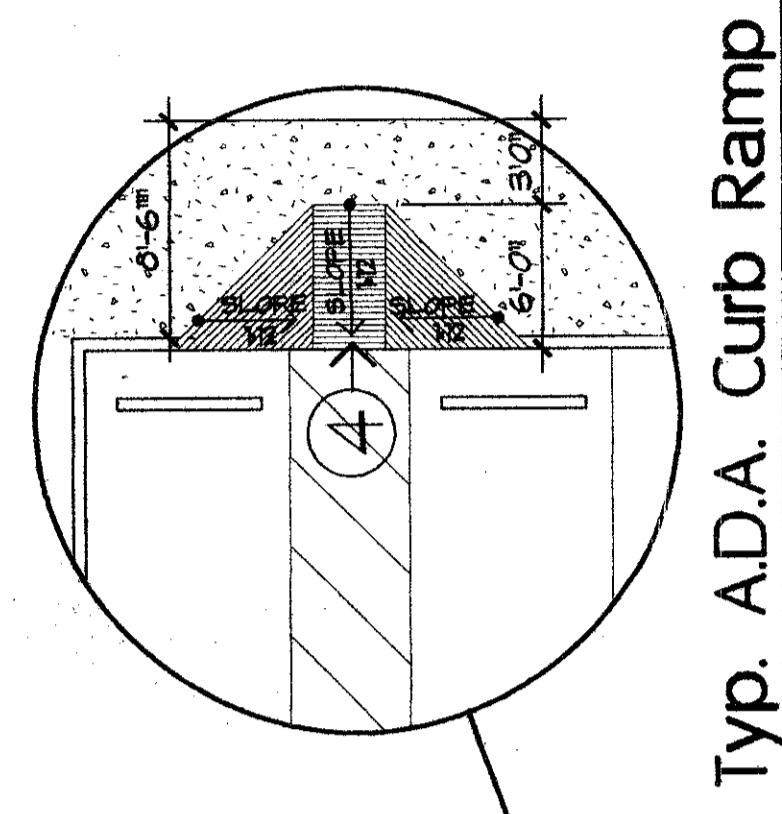
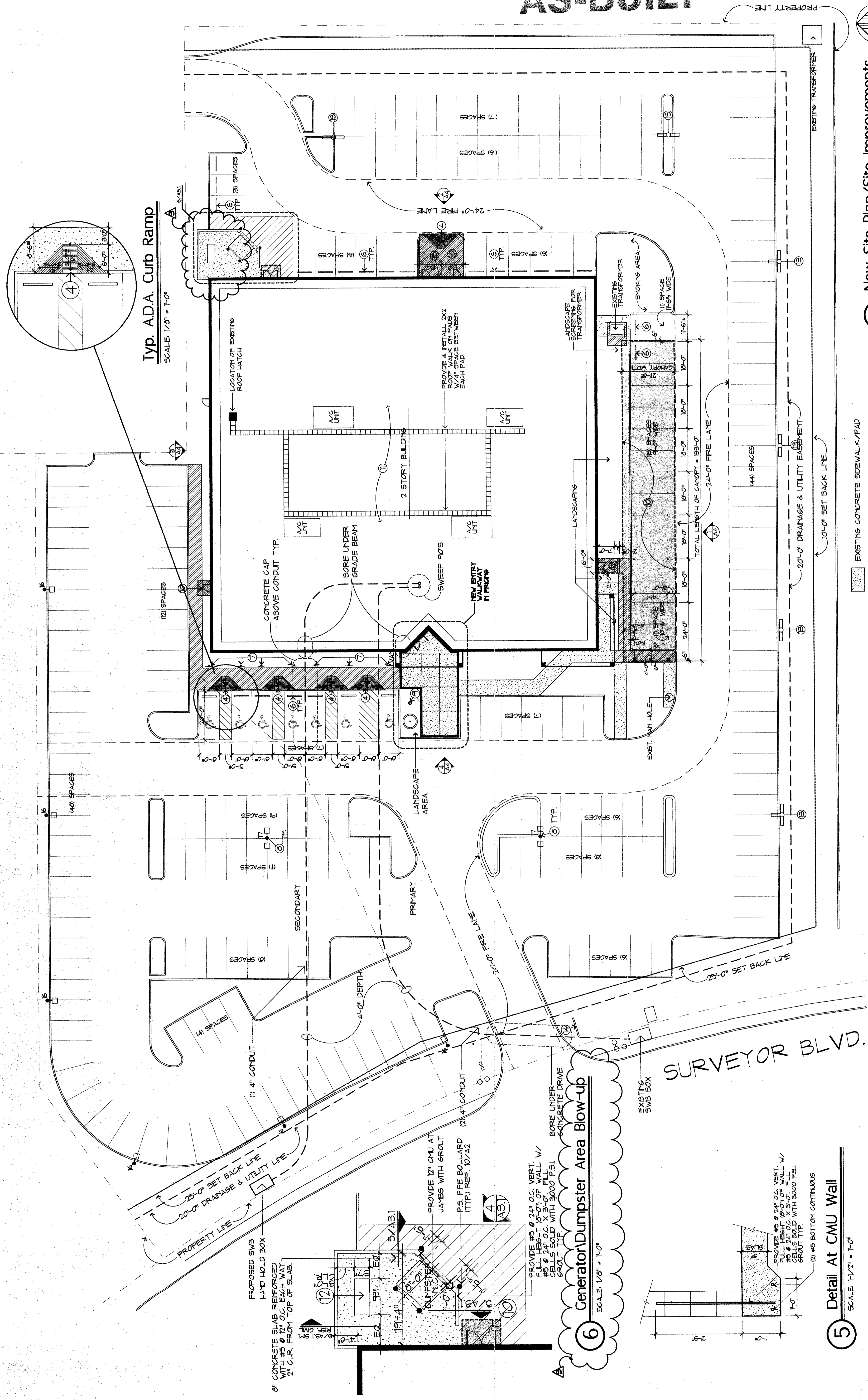


# AS-BUILT

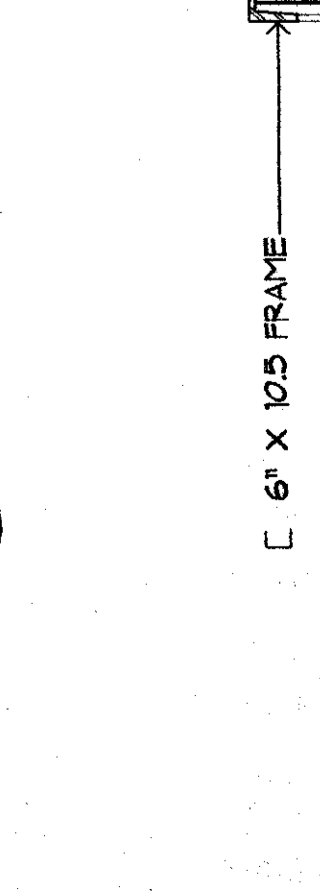
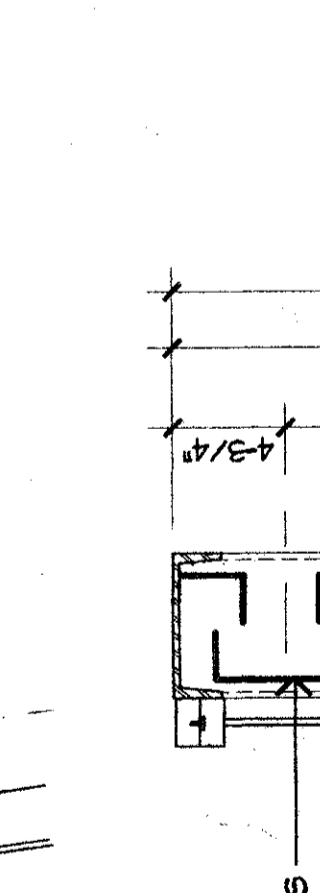
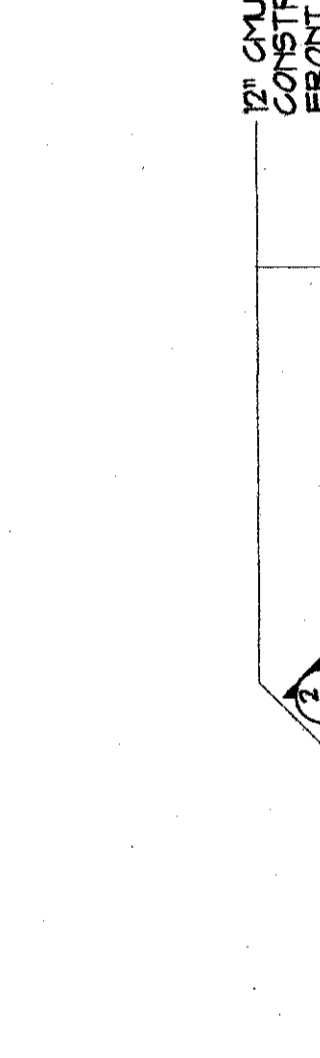


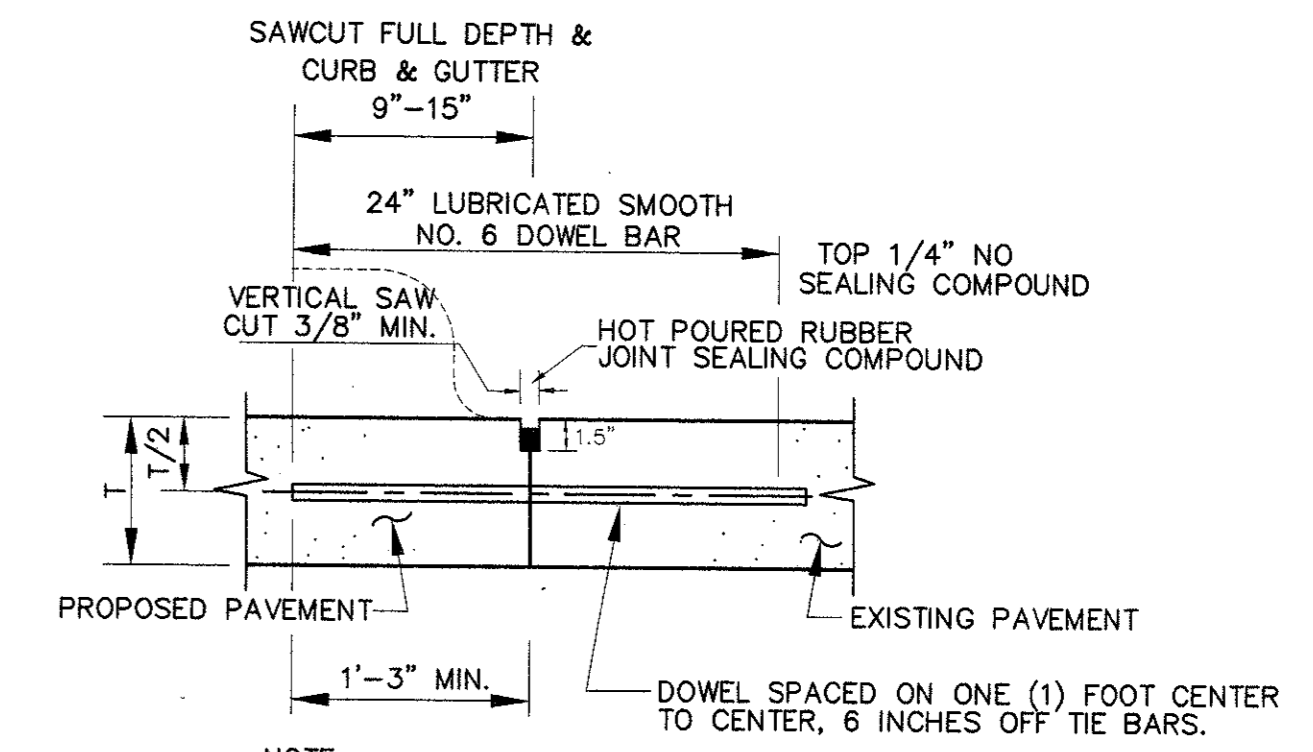
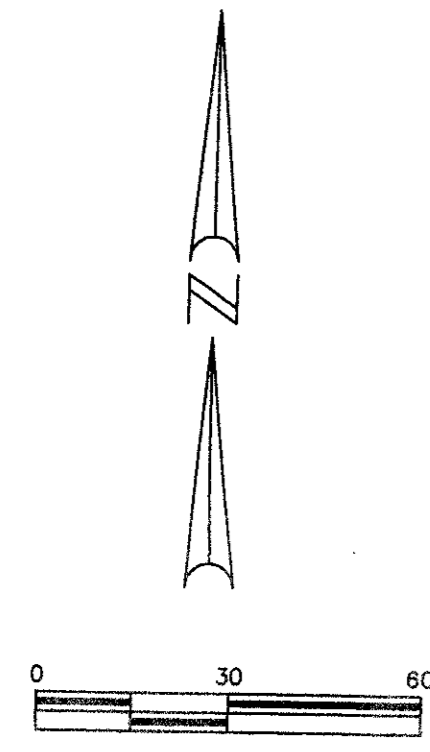
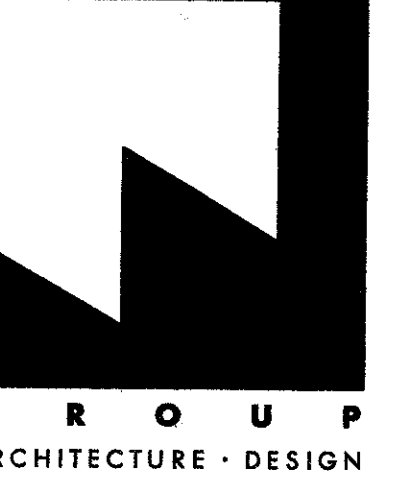
**1 New Site Plan/Site Improvements**  
 SCALE: 1/8" = 1'-0"  
 NOTE: ALL PARKING SPACES ARE 8'-6" X 17'-0" UNO.  
 STANDARD PARKING SPACES = 226  
 HANDICAP PARKING SPACES = 7  
 TOTAL PARKING SPACES = 233

REVISIONS	DATE	DESCRIPTION
0	12/11/97	REFERENCE DETAIL 7 ON SHEET A2 FOR NEW POLE BASE DETAIL.
1	2/16/98	PROVIDE & INSTALL 10' FLAG POLE. REFERENCE DETAIL 8 A2 FOR NEW FLAG POLE DETAIL.
2	3/18/98 (3/24/98)	NEW COVERED CANOPY, REFERENCE EXTERIOR GENERAL NOTE NO. 9 ON SHEET A4.
3	4/1/98	PROVIDE PATCHING AND REPAIRS OF EXISTING ROOFING AS REQUIRED ALONG THE PERIMETER OF THE BUILDING.
4		INSTALL NEW GENERATOR FOR BUILDING LOCATED ON CONCRETE PAD AS REQUIRED. PROVIDE NEW CONCRETE PAD WITH 3'-0" DOOR AT THE SIDE. PROVIDE PROPER SERVICE CLEARANCE PER CITY REQUIREMENTS.
5		INSTALL SALVAGED LIGHT POLES AS SHOWN. PROVIDE NEW POLE BASE AS REQD. PER 7/A2. INSTALL NEW WIRING AS REQD. & REPAIR FRESH AIR.
6		EXISTING EXTERIOR SIGNAGE TO REMAIN. FINAL DESIGN TO BE ISSUED AT A LATER DATE.
7		PROVIDE NEW BRASS AT BACK OF BUILDING. MOUNT EXTERIOR WALL MOUNT SIGN AT 60" MIN. CLEAR FROM TOP OF DRIVE SURFACE TO THE BOTTOM OF SIGN. REFERENCE 4/A3 FOR DETAIL.

EXISTING SITE PLAN/DEMOLITION GENERAL NOTES	BY SYMBOL	THIS SHEET
1		REFERENCE SHEET AS FOR EXISTING SITE PLAN LAYOUT.
2		REFERENCE CIVIL DRAWINGS FOR INFORMATION ON NEW SITE LAYOUT, CURB CUTS, CONCRETE PAVING, ETC.
3		REFERENCE MEP DRAWINGS AND ELECTRICAL REQUIREMENTS FOR THE NEW SITE LAYOUT, LIGHT POLES, ETC.
4		NEW RAMP - PROVIDE GROOVES IN RAMP - SAWCUT 1/4" CONCRETE FIBER 1'-0" APART WITH LIGHT BRUSHED CONCRETE FINISH.
5		MOIST EXISTING FIRMATION PER NEW SITE LAYOUT. REF. IRIGATION SHEET C2.
6		PROVIDE 6" LOTS CONCRETE WHEEL STOPS - DOWEL INTO NEW PAVING WITH NO. 4 REINFORCED STEEL BARS. 2" DOWEL - 1'-0" TO 1'-6" FROM WHEEL STOP.
7		PROVIDE NEW ACCESSIBLE PARKING SPACES. MOUNT SALVAGED STEEL POST SET INTO 10" CONCRETE PERIS. MOUNT SIGN AT 60" MIN. CLEAR FROM THE TOP OF DRIVE SURFACE TO THE BOTTOM OF THE SIGN. REF. 2/A5 AND 3/A5 FOR DETAILS.

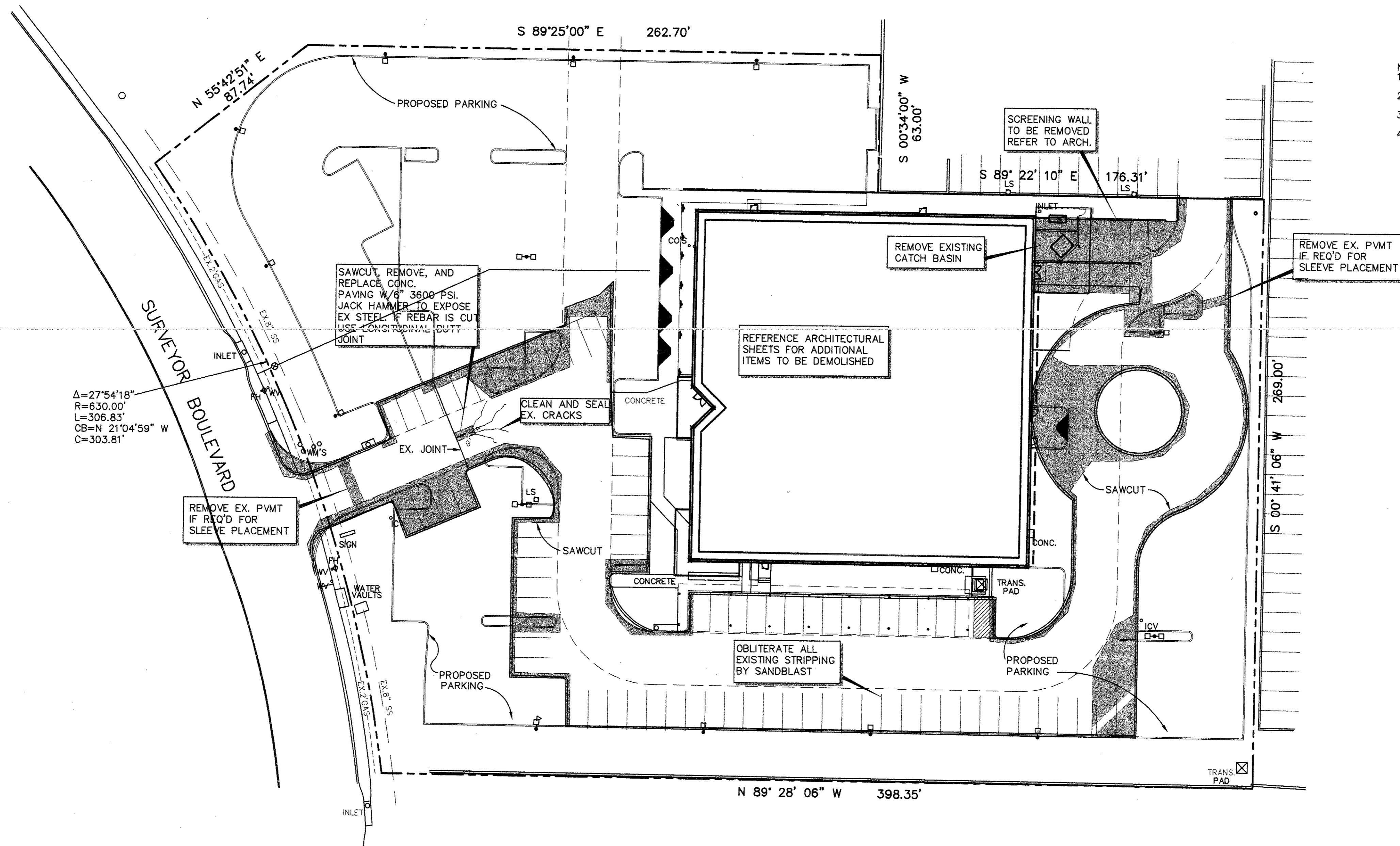
EXISTING CONCRETE SIDEWALK/PAD  
 NEW CONCRETE SIDEWALK/PAD





NOTE:  
DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.  
**LONGITUDINAL BUTT JOINT**  
N.T.S.

- NOTES:
- NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
  - LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTOR'S OPTION.
  - DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
  - DRILLED BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.



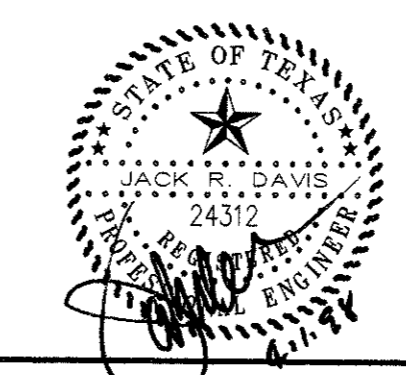
LEGEND

- EXISTING PAVING AND CURB TO BE REMOVED
- EXIST PAVING TO REMAIN IN PLACE
- SAWCUT

REV. 2/25/98 SHOW CRACKS IN CONC.

**PAVEMENT REMOVAL**  
SURVEYOR OFFICE BUILDING  
TOWN OF ADDISON  
DALLAS COUNTY, TEXAS

**BROCKETTE · DAVIS · DRAKE · inc.**  
**consulting engineers**  
Civil & Structural Engineering · Surveying  
1414 North Expressway, Suite 1100 Dallas, Texas 75204  
(214)824-3647, fax (214) 824-7064



DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
DSR	EPB	1/98	1"=30'	BDD	C97502	C1

**AS-BUILT**

**Barrett Burke Wilson Castle Daffin & Frappier, LLP**  
Attorneys and Counselors at Law  
15000 Surveyor Rd  
Addison, Texas 75244

Date:

1/12/98
2/16/98
4/1/98

Revisions

NO.	DESCRIPTION

Drawing Title  
**Pavement Removal**

Sheet of  
**56**  
Sheets

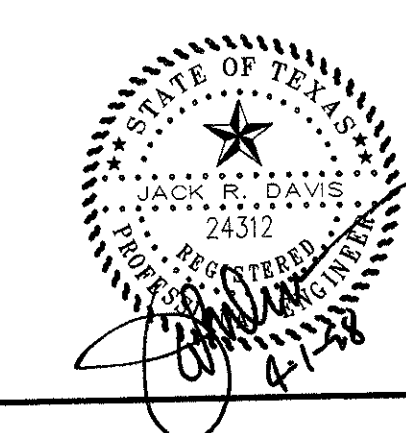
**General Notes**

- All materials and construction shall conform to the Town of Addison's Standards and Specifications except as noted herein or by the City.
- All storm sewer pipe 18" and larger shall be Class III RCP.
- Contractor shall be responsible for maintaining trench safety requirements in accordance with City Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
- Concrete for inlets and drainage structures shall be 3000 psi at 28 days.
- Construction shall begin at downstream end of project and continue upstream with pipe grooves facing upstream.
- Contractor shall protect all public utilities in the construction of this project.
- The location of all utilities indicated on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
- If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench. The upper 1.5 feet of the trench is to be backfilled only with quality topsoil.
- See Water and Sanitary Sewer Plan for additional information related to other utility construction.
- All trench backfill for storm sewer shall be compacted as required by City.
- It will be the responsibility of the contractor to protect all public utilities in the construction of this project. All manholes, clean-outs, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of the paving for this development.
- Backfill for utility lines should be carefully placed so that they will be stable. Where utility lines cross through the parking lot, the top 6" should be compacted similarly to the remainder of the lot. Utility ditches should be visually inspected during the excavation process to insure that undesirable fill is not used.
- Prior to placing any fill material, all existing surfaces, vegetation, loose fill, and debris should be removed to a minimum depth of 6". All exposed surfaces should then be scarified, watered as required, and recompact to a minimum density of 92% of the maximum dry density as defined by ASTM D 698 (Standard Proctor Test) at a moisture content between one (1) and four (4) percent above optimum moisture content. Refer to Reed Engineering Group, Report N. 3520.
- Drainage should be maintained away from the foundations, both during and after construction.
- Areas of construction shall be properly barricaded for the protection of the public.
- Contractor and owner shall submit all N.O.I.'s and N.O.T.'s and erosion control plans as required by E.P.A.

**LEGEND**

- 550 — Existing Contour
- 50 — Proposed Contour
- 55.50 — Existing Spot Shot
- 50.00 — Proposed Spot Shot
- — Flow Arrow
- — Existing Curb
- — Proposed Curb
- — Sawcut
- — Drainage Divide Line
- — Silt Fence

GRADING & DRAINAGE PLAN						
SURVEYOR OFFICE BUILDING						
TOWN OF ADDISON						
DALLAS COUNTY, TEXAS						
BROCKETTE · DAVIS · DRAKE, inc. consulting engineers Civil & Structural Engineering - Surveying 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204 (214)824-3647, fax (214) 824-7064						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
DSR	EPB	1/98	1"=30'	BDD	C97502	C2

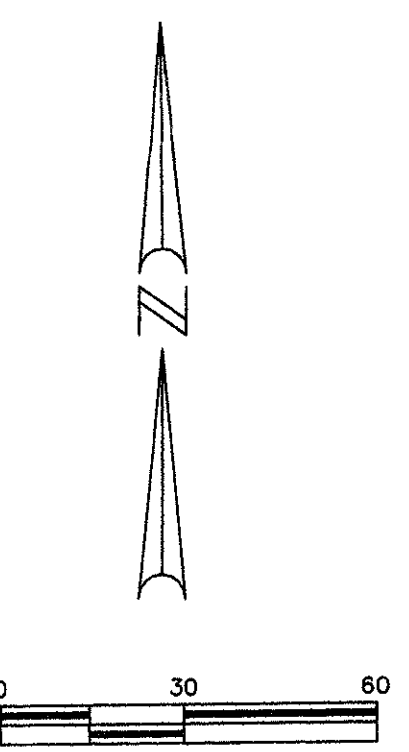
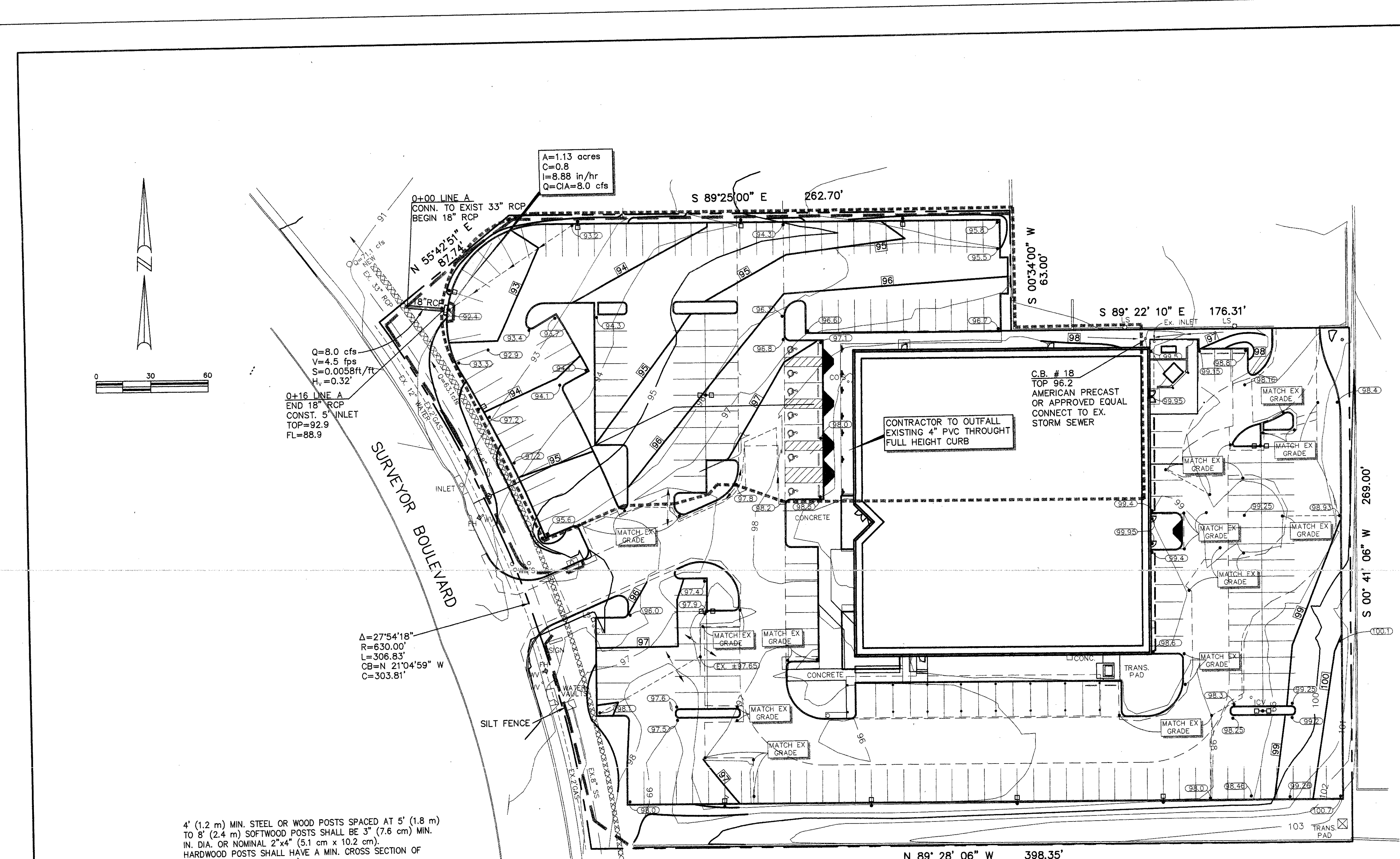


- 1 Revised Legend 2/16/98
- 2 Revised Parking, Added Inlet At Dumpster 2/16/98

Date:	1/12/98
	2/16/98
	3/24/98
	4/1/98
Revisions	

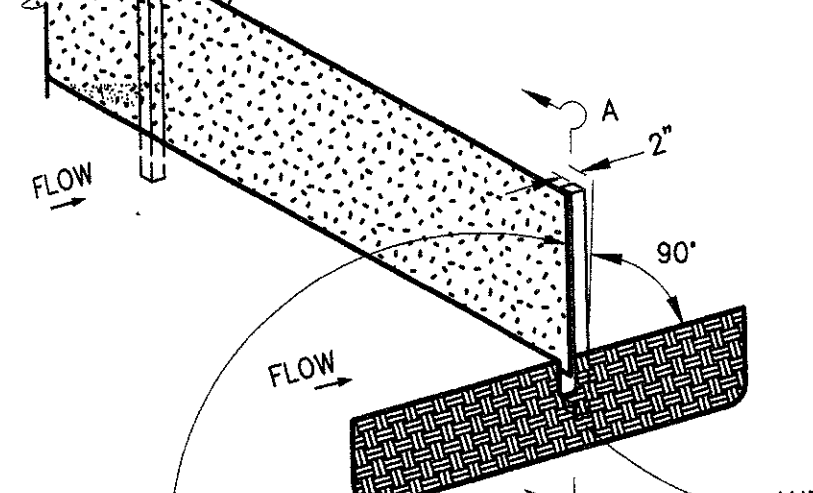
Drawing Title  
**Grading & Drainage Plan**

Sheet of  
**C2** 56  
Sheets

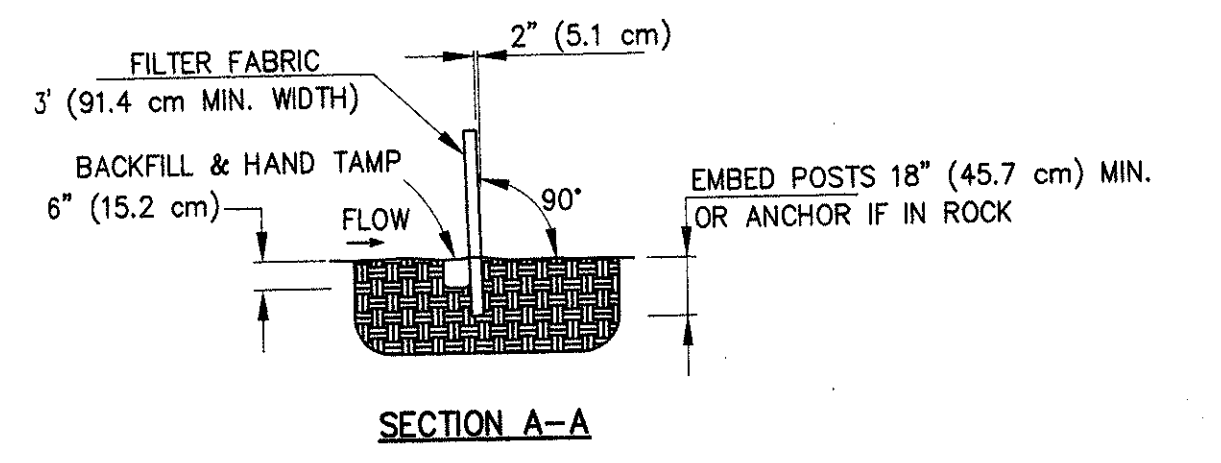


4' (1.2 m) MIN. STEEL OR WOOD POSTS SPACED AT 5' (1.8 m) TO 8' (2.4 m) SOFTWOOD POSTS SHALL BE 3" (7.6 cm) MIN. IN. DIA. OR NOMINAL 2"x4" (5.1 cm x 10.2 cm). HARDWOOD POSTS SHALL HAVE A MIN. CROSS SECTION OF 1.5"x1.5" (3.8 cm x 3.8 cm).

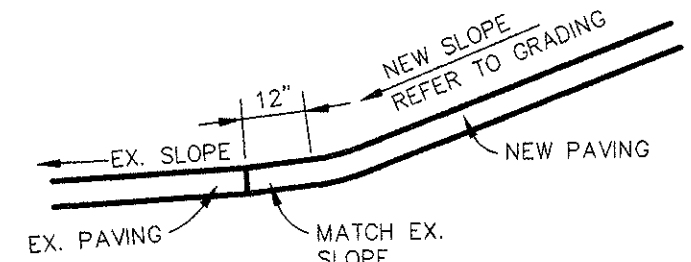
FASTEN FABRIC TO TENSION REINFORCEMENT WIRE BY HOG RINGS, LOCKING PLASTIC TIES, OR CORD AT A MAXIMUM SPACING OF 2' (61 cm).



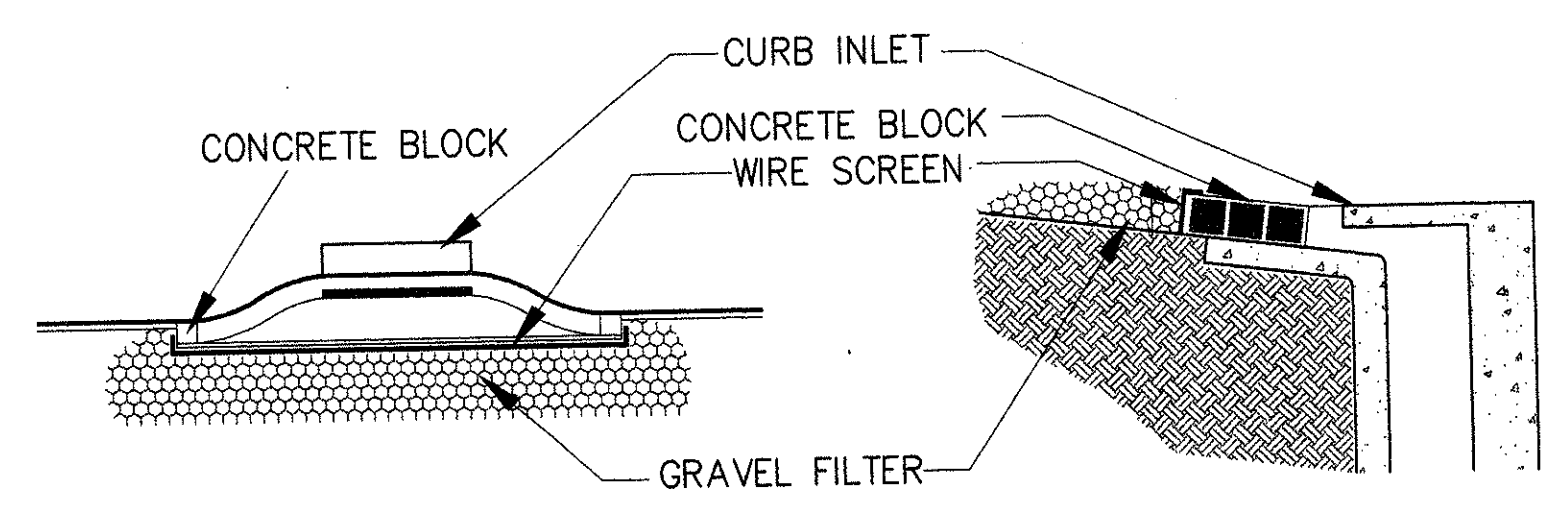
ATTACH THE WOVEN FABRIC USING EVENLY SPACED STAPLES OR LOCKING PLASTIC TIES FOR WOODEN POSTS AT A MAX. SPACING OF 8' (15.2 cm). USE LOCKING PLASTIC TIES OR SEWN VERTICAL POCKETS FOR STEEL POSTS AT SAME SPACING.



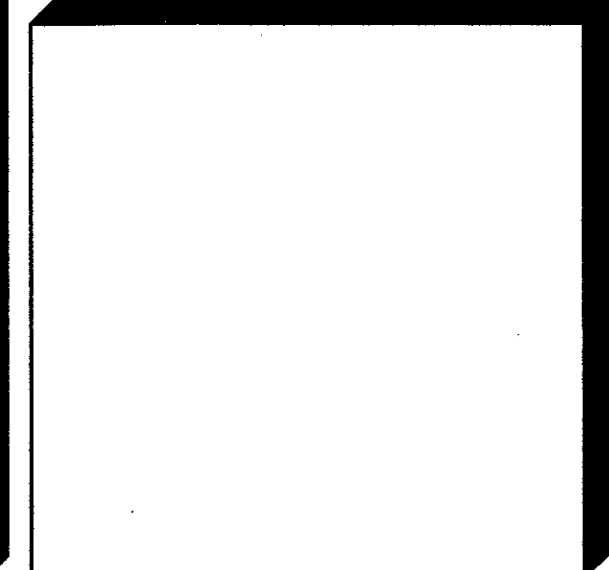
SECTION A-A  
**SILT FENCE**



ALL NEW PAVING THAT ABUTS EXISTING PAVING SHALL BE FLUSH WITH THE EXISTING PAVING. NO P.I. WITH A DEFLECTION ANGLE GREATER THAN 3/8" SHALL OCCUR AT THE JOINT. THE TRANSITION SHALL BE MADE WITH A GENTLE VERTICAL CURVE IN THE NEW PAVING.

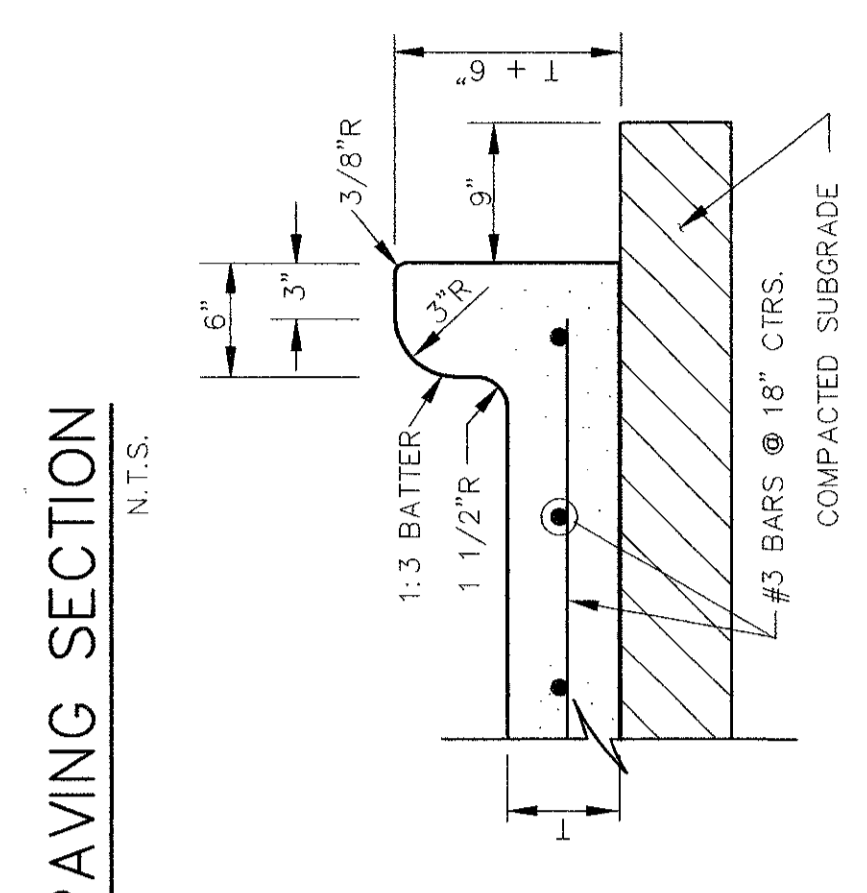
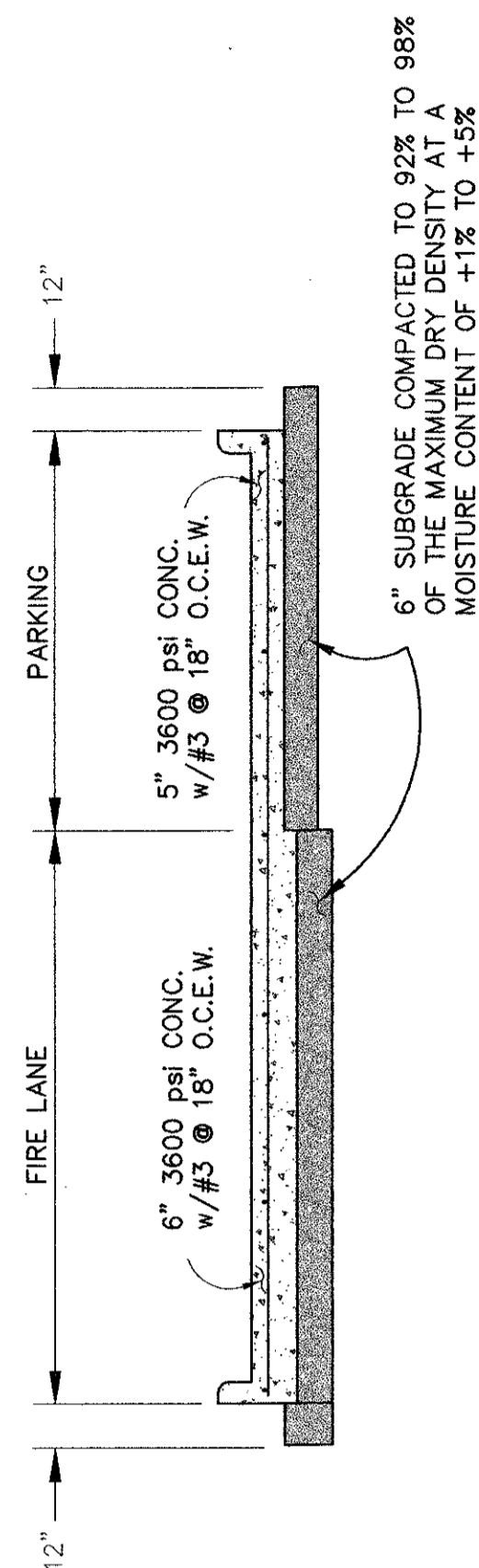
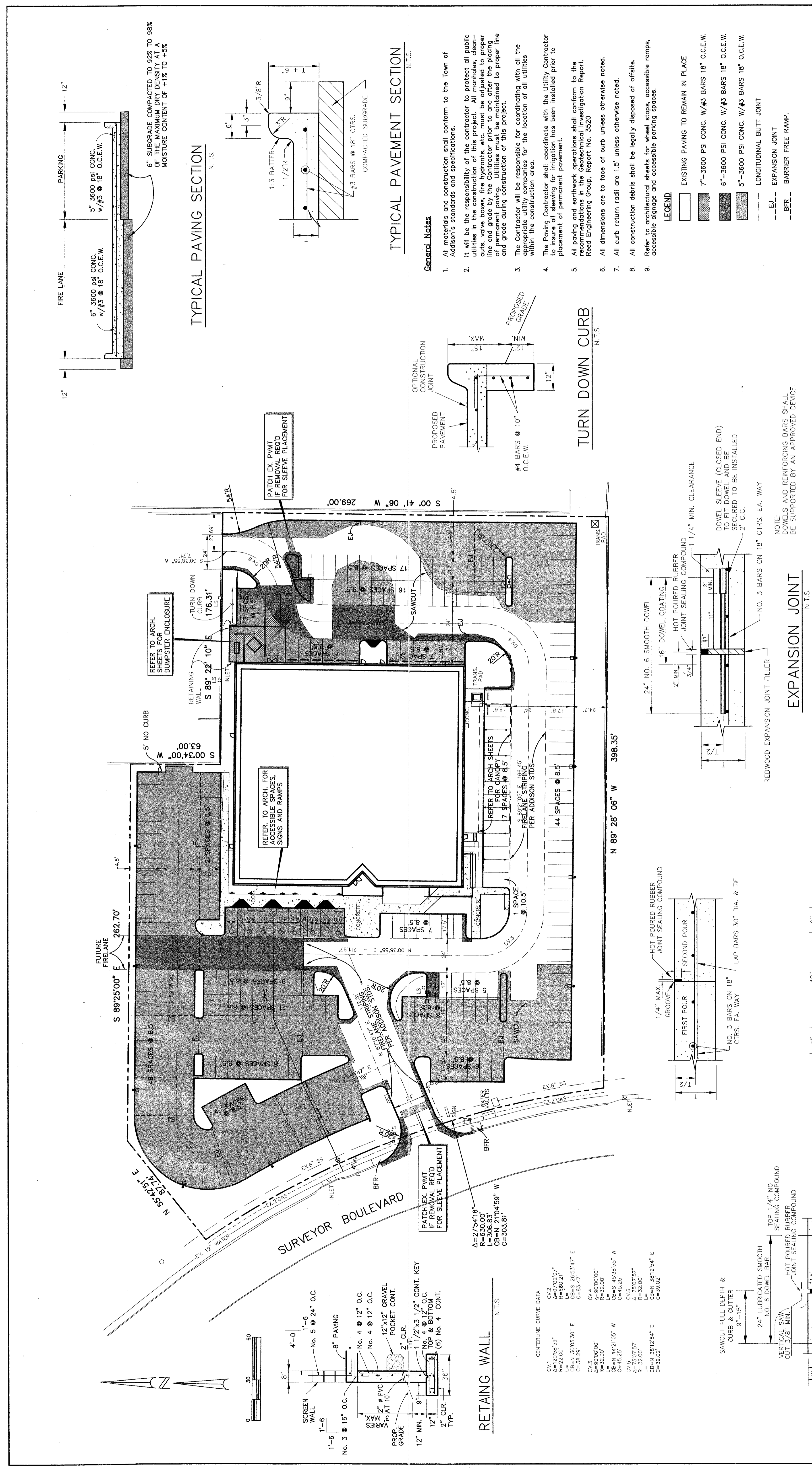


**CURB INLET PROTECTION**



Date:	1/12/98
Revisions:	2/16/98
	3/24/98
	4/1/98
	2/16/98
	3/23/98

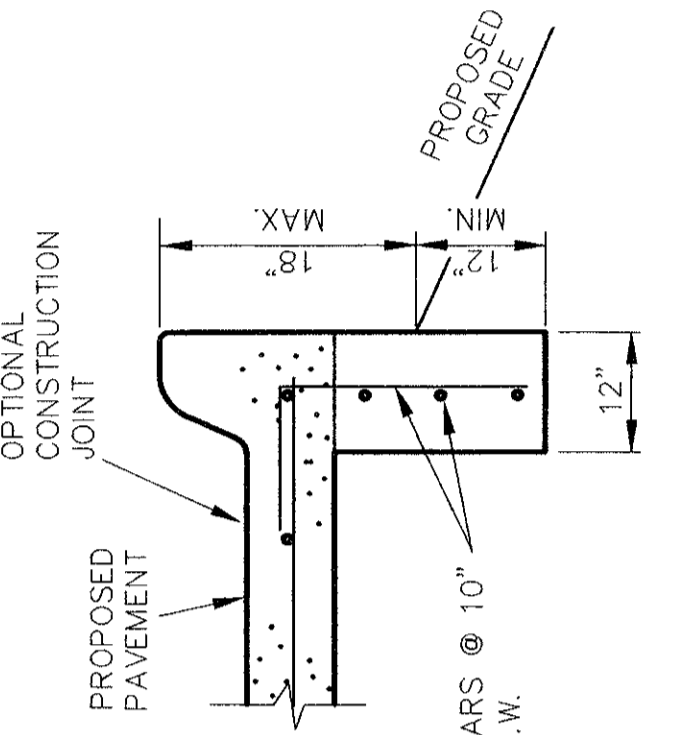
# AS-BUILT



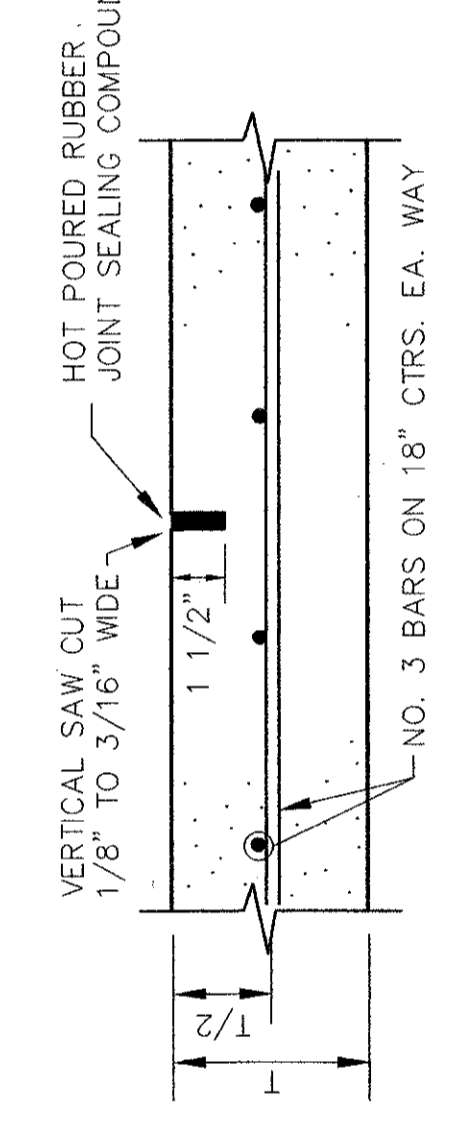
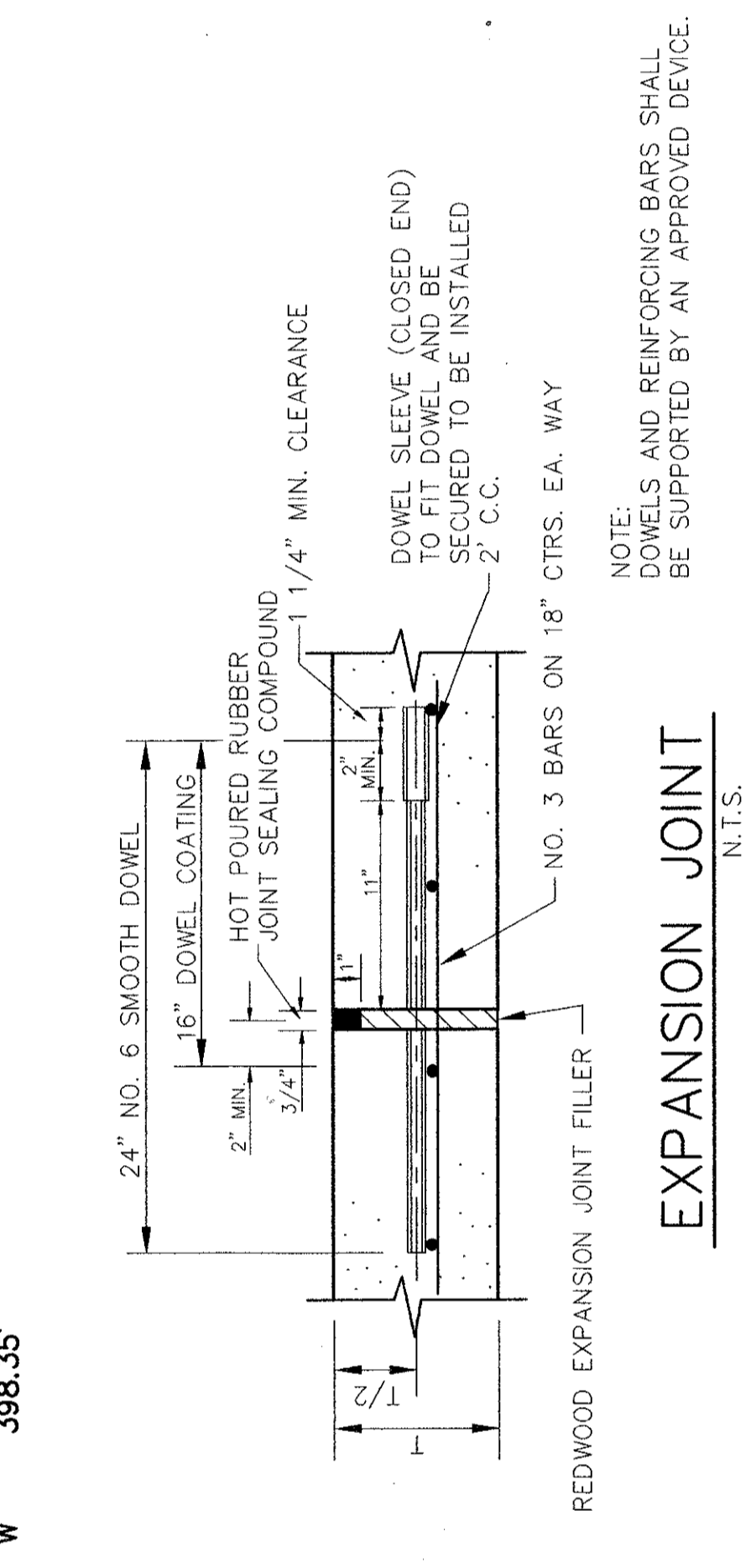
### General Notes

- All materials and construction shall conform to the Town of Addison's standards and specifications.
- It will be the responsibility of the contractor to protect all public utilities, existing and proposed, from damage during construction. All utility lines, valves, boxes, fire hydrants, etc., must be adjusted to proper line and grade by the Contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of this project.
- The Contractor will be responsible for coordinating with all the appropriate utility companies for the location of all utilities within the construction area.
- The Paving Contractor shall coordinate with the Utility Contractor before placing any paving. All lighting has been installed prior to placement of permanent pavement.
- All paving and earthwork operations shall conform to the standards of the Texas Department of Transportation, Texas Department of Transportation Engineering Group, Report No. 3520.
- All dimensions are to face of curb unless otherwise noted.
- All curb return radii are 15' unless otherwise noted.
- All construction debris shall be legally disposed of offsite.
- Refer to architectural sheets for wheel stops, accessible ramps, accessible signage and accessible parking spaces.

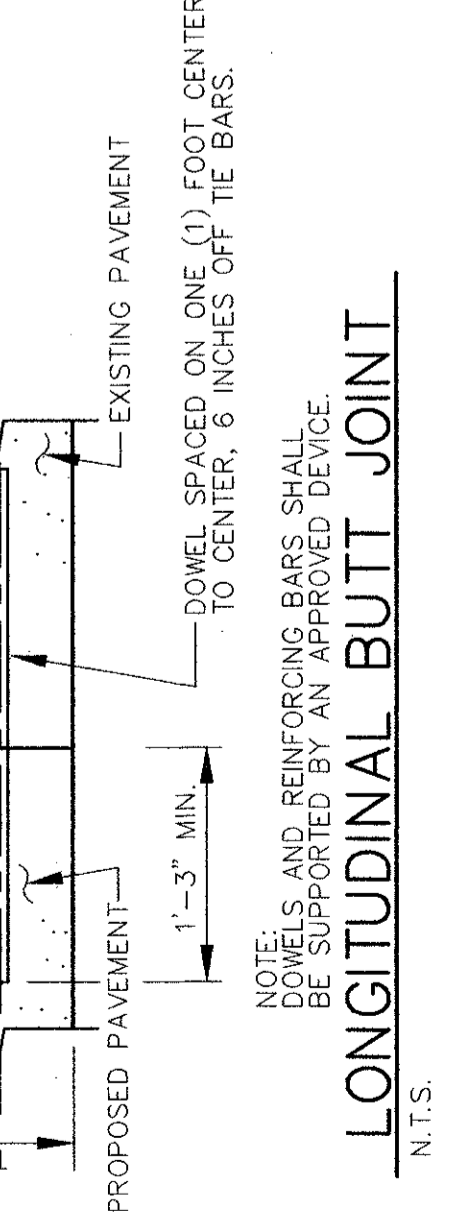
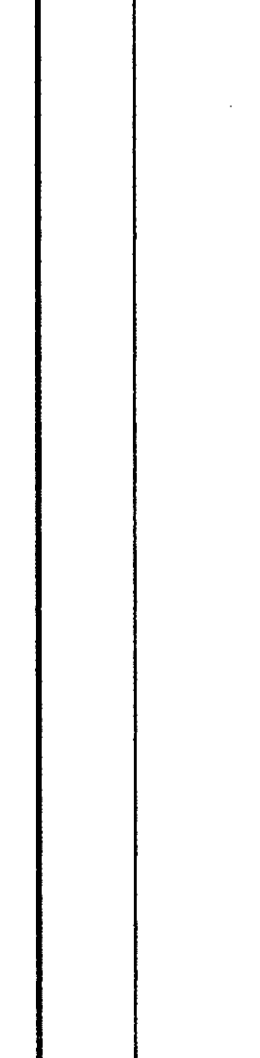
- LEGEND**
- EXISTING PAVING TO REMAIN IN PLACE
  - 7" - 3600 PSI CONC. W/#3 BARS 18" O.C.E.W.
  - 6" - 3600 PSI CONC. W/#3 BARS 18" O.C.E.W.
  - 5" - 3600 PSI CONC. W/#3 BARS 18" O.C.E.W.
  - LONGITUDINAL BUTT JOINT
  - EXPANSION JOINT
  - BARRIER FREE RAMP



### EXPANSION JOINT



### CURB OPENING/FLUME



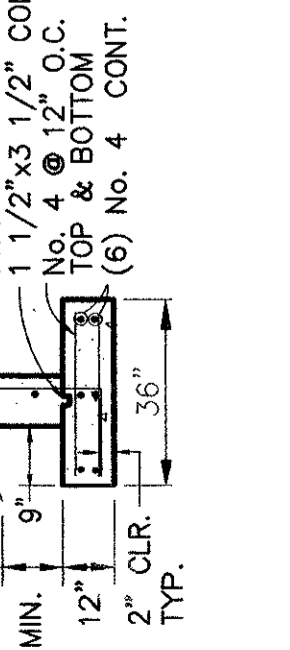
- NOTES:**
- 5" SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS. CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL BUTT JOINT AT CONTRACTOR'S OPTION.
  - DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY. DRILLED BY HAND IS NOT ACCEPTABLE. PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.

### RETAINING WALL

N.T.S.

CENTERLINE CURVE DATA

CV1	A=12008.59'	CV2	A=6920.07'
L=242.00'	CB=148.33'	L=142.00'	CB=148.33'
CV3	A=8000.00'	CV4	A=8000.00'
L=32.00'	CB=32.00'	L=32.00'	CB=32.00'
CV5	A=2420.00'	CV6	A=2420.00'
L=24.20'	CB=24.20'	L=24.20'	CB=24.20'
CV7	A=2420.00'	CV8	A=2420.00'
L=24.20'	CB=24.20'	L=24.20'	CB=24.20'







PART 1 - GENERAL

- 1.1 SECTION INCLUDES
  1. Lawn work shall include sodding as indicated on plans and specified herein.
  2. Provide all labor, materials, and equipment necessary to perform the sodding work, complete, as indicated on the Drawings and as specified.

- 1.2 RELATED SECTION
  - A. Examine Contract Documents for requirements that affect work of this Section. Other Specification Sections that directly relate to work of this Section include, but are not limited to:
    1. Section 02911 - Topsoil
    2. Section 02950 - Trees, Shrubs, and Ground Cover

- 1.3 REFERENCES
  - A. Comply with applicable requirements of the following standards. Where these standards conflict with other specified requirements, the most restrictive requirements shall govern.
    1. American Society for Testing and Materials (ASTM): D 1557 Moisture-Density Relations of Soils and Soil-Aggregate Mixtures Using 10-lb. (4.54-kg) Rammer and 18-in. (457-mm) Drop.

- 1.4 SUBMITTALS
  - A. Samples and Product Information: Representative samples or product information of the following materials shall be provided to the Landscape Architect from the supply source being used:
    1. Sod type, growing conditions, and certification.
    2. Fertilizer specifications and guaranteed analysis.
    3. Mulch material components, chemical analysis, and manufacturer.
    4. Tackifier material components and manufacturer.

- 1.5 QUALITY ASSURANCE
  - A. Contractor's Qualifications
    1. The work of this section shall be performed by a Contractor specializing in sodding, or landscape installations.
    2. The Contractor shall have successfully completed at least 5 installations of this type, size, and complexity in the last four years.
  - B. Lawn materials shall comply with all government regulations prevailing at the supply source and the job site.

- 1.6 DELIVERY, STORAGE, AND HANDLING
  - A. Digging
    1. Do not dig sod at the nursery or other approved source until ready to transport sod to the project site or approved storage location.
    2. Before stripping, sod shall be mowed at a uniform height of 2 inches.
    3. Cut sod to specified thickness and to standard width and length.
  - B. Transporting
    1. Sod transported to the project in open vehicles shall be covered with tarpaulins or other suitable covers securely fastened to the body of the vehicle to prevent injury to the sod. Closed vehicles shall be adequately ventilated to prevent overheating of the sod. Evidence of inadequate protection against drying out in transit shall be cause for rejection.
    2. Sod shall be kept moist, fresh, and protected at all times. Such protection shall encompass the entire period during which the sod is in transit, being handled, or in temporary storage.
    3. Upon arrival at the temporary storage location or the site of the work, sod shall be inspected for proper shipping procedures. Should the roots be dried out, the Landscape Architect will reject the sod. When sod has been rejected, the Contractor shall remove it at once from the area of the work and replace it.
    4. Unless otherwise authorized by the Landscape Architect, the Contractor shall notify the Landscape Architect at least 48 hours in advance of the anticipated delivery date of sod. A legible copy of the invoice, showing species and variety of sod included for each shipment shall be submitted to the Landscape Architect. Certificate of inspection when required must accompany each sod shipment.

- C. Handling and Storage of Sod
  1. No sod shall remain in temporary storage over 30 hours.
  2. Sod shall be kept moist and shall be stored in a compact group to prevent drying out or freezing.
  3. Contractor shall take extreme care in the handling of sod material to avoid breaking or tearing strips. Sod that has been damaged by poor handling may be rejected by the Landscape Architect.

- 1.7 JOB CONDITIONS
  - A. Do not install sod on saturated or frozen soil.
  - B. Sod installation shall be subject to suitability of the weather and other conditions affecting sod growth.
  - C. Planting season may be extended with the written permission of the Landscape Architect.

- 1.8 GUARANTEE
  - A. Warrant all lawns for a period of one year from date of Notice of Substantial Completion, to be at least the quality and conditions as at Final Acceptance. Promptly reseed unacceptable areas during the warranty period as directed by the Landscape Architect.
  - B. Sod shall be uniform in color, leaf texture, leaf and root density, and free from weeds, diseases, and other visible imperfections at acceptance.
  - C. Guarantee does not cover damage as a result of delimiting compounds, fertilizers, pesticides, or other applications not supervised by the Contractor.
  - D. Regardless of unseasonable climatic conditions, or other adverse conditions affecting planting operations and the growth of the turfgrass, it shall be the sole responsibility of the Contractor to establish a uniform stand of turfgrass as specified. When adverse conditions such as drought, cold weather, excessive precipitation, or other factors prevail to such an extent that it is unlikely satisfactory results can be achieved, the Owner, at his own discretion, can stop any phase of work until conditions change to favor the establishment of turfgrass.

- 1.9 ACCEPTANCE
  - A. The Landscape Architect will inspect all work for Substantial completion upon written request of the Contractor. The request shall be received at least ten calendar days before the anticipated date of inspection.
  - B. Acceptance will be based on establishment of a uniform stand of turfgrass, defined as coverage of specified grass at a density of 95 percent coverage, with no bare spots greater than one square foot, free of weeds, undesirable grass species, disease, and insects. For grass varieties selected, allow a minimum of 90 days for establishment of an acceptable stand of grass.
  - C. Upon completion and reinspection of all repairs or renewals necessary in the judgment of the Landscape Architect, the Landscape Architect will recommend to the Owner that the work of this Section be accepted.

PART 2 - MATERIALS

- 2.1 SOD
  - A. Sod shall be nursery grown on cultivated mineral agricultural soils. Sod shall have been mowed regularly and carefully otherwise maintained from planting to harvest.
  - B. Sod shall be common Bermuds, some as hydromutcher.
  - C. Thickness of Cut: Sod shall be cut to the supplier's standard width and length. Maximum allowable deviation from standard widths and lengths shall be plus or minus 1/2 inch on width and plus or minus 5 percent on length. Broken strips and torn or uneven ends will not be accepted.
  - D. Strength of Sod Strips: Sod strips shall be strong enough to support their own weight and retain their size and shape if suspended vertically when grasped in the upper 10 percent of the section.
  - E. Moisture Content: Sod shall not be harvested or transplanted when moisture content (excessively wet or dry) may adversely affect its survival.
  - F. Time Limitations: Sod shall be harvested, delivered, and transplanted within a 30 hour period unless a suitable method is approved by the Landscape Architect prior to delivery. Sod not transplanted within this period shall be inspected and approved by the Landscape Architect prior to its installation.
  - G. Thatch: Sod shall be relatively free of thatch. A maximum on 1/2 inch (uncompressed) thatch will be permitted.
  - H. Diseases, Nematodes, and Insects: Sod shall be free of diseases, nematodes, and soil-borne insects.
  - I. Weeds: Sod shall be free of objectionable grassy and broadleaf weeds.

- 2.2 FERTILIZER
  - A. Initial Planting Application: Fertilizer shall be a complete fertilizer, part of the elements of which are derived from organic sources. The percentages by weight shall be 1-2-1 (N-P-K), also containing 10 percent to 15 percent sulphur in sulphate form, and trace of iron and zinc.
  - B. Post Planting Application: Fertilizer shall be a chemically based complete fertilizer. The percentages by weight shall be 3-1-2 (N-P-K) with 2 percent to 5 percent iron.

PART 3 - EXECUTION

- 3.1 PREPARATION
  - A. Grade Preparation
    1. Immediately before sodding, scarify, loosen, float and drag topsoil to a depth of 1-2 inches to bring it to the proper condition. Soil scarification shall destroy all objectionable vegetation.
    2. Soil shall be further prepared by removing all debris, building materials, trash, weeds, and stones larger than 1 inch in diameter.
    3. If the prepared grade is eroded or compacted by rainfall prior to fertilizing, rework the surface as specified.
    4. After tillage and clearing, all areas to be planted shall be leveled, fine graded, and drag with a float drag. This shall eliminate all ruts, depressions, humps and objectionable soil clods.
  - B. Fertilizing
    1. Initial Planting Application: Uniformly distribute fertilizer by mechanical means at the rate of 9 pounds per 1000 square feet.
    2. Post Planting Application: Uniformly distribute fertilizer by a mechanical means at a rate of 1 pound of Nitrogen per 1000 square feet.

- 3.2 SPREADING OF TOPSOIL
  - A. Topsoil and subgrade shall be damp when topsoil is spread.
  - B. Areas to be sodded shall be tamped to a minimum depth of 4 inches, compacted measure provide additional topsoil depths as required to construct the grades indicated on the Drawings. Topsoil shall be compacted to 85 percent completion, determined in accordance with ASTM D 1557.

- 3.3 SODDING
  - A. Weather Conditions
    1. Schedule work for periods of favorable weather.
    2. Sod placement on days which, in the judgment of the Landscape Architect, are too hot, sunny, dry, or windy for optimal installation may be prohibited.
  - B. Placement Pattern
    1. The first row shall be laid in a straight line with subsequent rows parallel to the first row and tightly abutting each other.
    2. Lateral joints shall be staggered. Care shall be exercised to insure that the sod is neither stretched nor overlapped. Joints must be butted lightly to prevent voids that could permit air to dry out roots.
    3. Immediately after placing, sod shall be pressed firmly into contact with sod bed by tamping or rolling to eliminate air pockets. Following tamping, screened wire shall be placed over the sod to hold it in place and to prevent the sod from shifting.
    4. On slopes steeper than 2 to 1, sod shall be secured by wood pegs or other methods approved by the Landscape Architect.
    5. Immediately after sodding operations have been completed, entire surface shall be compacted with a roller or other approved equipment weighing 100 to 160 lb./ft. of roller. The completed area after sodding shall be uniformly even, firm, and true to finished grade lines.

- C. Watering
  1. Provide an adequate supply of water at the site prior to and during transplanting of the sod.

- 3.4 CLEANING, REMOVAL, AND REPAIR
  - A. Paved areas over which hauling operations have been conducted shall be kept clean. Promptly remove materials spilled on pavement.
  - B. Upon completion of lawn installation, remove from the site and legally dispose of the following:
    1. Surplus subgrade material.
    2. Stone and foreign matter.

END OF SECTION

PART 1 - GENERAL

- 1.1 SUMMARY
  - A. Work Includes:
    1. Plant materials, installation, soil treatments, and maintenance operations through the one year warranty period of all trees, shrubs, ground covers, annuals, perennials and vines as indicated on drawings and specified herein.

- 1.2 SUBMITTALS
  - A. Samples and Product Information: Representative samples or product information of the following materials shall be provided to the Landscape Architect from the supply source being used:
    1. Plant Material: Samples or photos with growers name, location, and phone number may be requested in lieu of inspection at the nursery.
    2. Mulch: 1 pound sample and product information.
    3. Organic Matter: 1 pound sample and product information.
    4. Fertilizer: Product information and analysis.
  - B. Chemicals: Submit products, rates of application, and anticipated uses of pesticides, herbicides, and fumigants.

- 1.3 QUALITY ASSURANCE
  - A. Qualifications
    1. The Contractor shall be a company specializing in landscape installation.
    2. The Contractor shall have successfully completed at least 5 installations of this type, size, and complexity in the last four years.
  - B. All materials and work shall comply with applicable sections of the following references:
    1. American Association of Nurserymen, Inc., (AAN) Standard: American Standard for Nursery Stock (ANSI Z601-1995).
    2. Hortus Third, Cornell University, 1976.
    3. Fertilizers: Mixed Commercial, Federal Specification: O-F-2410.
  - C. Substitutions
    1. If specified landscape material is not obtainable, notify the Landscape Architect, who will identify alternate sources or substitutions. Adjustments will be made at no additional cost to the Owner. If replacements are downsized, credits to the Owner will be based on comparable cost differential customary for materials and sizes involved.
    2. Plants shall be supplied at the sizes specified. Plants of larger size may be used if acceptable to Landscape Architect and if sizes of roots or balls are increased proportionately.
    3. Container plants may be substituted for those designated "B" or "C" if approved by the Landscape Architect.

- 1.4 DELIVERY, STORAGE, AND HANDLING
  - A. Digging Plant Material
    1. Plants shall not be dug at the nursery or approved source until the Contractor is ready to transport them from their original locations to the site of the work or acceptable storage location.
  - B. Transportation of Plant Material
    1. Plants transported to the project in open vehicles shall be covered with tarpaulins or other suitable covers securely fastened to the body of the vehicle to prevent overheating of the plants.
    2. Plants shall be kept moist, fresh, and protected at all times. Such protection shall encompass the entire period during which the plants are in transit, being handled, or in temporary storage.
    3. The roots of bared stock shall be protected from drying out with wet straw or other suitable material while in transit.
    4. Unless otherwise authorized by the Landscape Architect, notify the Landscape Architect at least five working days in advance of the anticipated delivery date of any plant material. A legible copy of the bill of lading, showing the quantities, kinds, and sizes of materials included for each shipment shall be furnished to the Landscape Architect.

- C. Storage
  1. Unless specific authorization is obtained from the Landscape Architect, plants shall not remain on the site of work longer than three days prior to being planted.
  2. Plants that are not planted immediately shall be protected as follows:
    - a. Root balls shall be kept moist and their solidity carefully preserved.
    - b. Plants shall not be allowed to dry out or freeze.
  3. Both the duration and method of storage of plant materials shall be subject to the approval of the Landscape Architect.

- D. Handling of Plant Materials
  1. Exercise care in handling plant materials to avoid damage or stress.

- 1.5 REJECTION OF MATERIALS
  - A. Evidence of inadequate protection following digging, carelessness while in transit, or improper handling or storage, shall be cause for rejection.
  - B. Upon arrival at the temporary storage location or site of the work, plants shall be inspected for proper shipping procedures. Should the roots be dried out, large branches be broken, balls of earth broken or loosened, or areas of bark be torn, the Landscape Architect will reject the injured plant.
  - C. When a plant has been rejected, remove it from the area of the work and replace it with one of the required size and quality.

- 1.6 ACCEPTANCE
  - A. The Landscape Architect will inspect all work for Substantial Completion upon written notice of completion. The request shall be received at least ten calendar days before the anticipated date of inspection.
  - B. Acceptance of plant material by the Landscape Architect will be for general conformance to specified size, character, and quality, and shall not diminish responsibility for full conformance to the Contract Documents.
  - C. Upon completion and reinspection of all repairs or renewals necessary in the judgment of the Landscape Architect, the Landscape Architect will recommend to the Owner that acceptance of the work of this Section be given.

- 1.7 MAINTENANCE
  - A. Maintain plant material until the completion of guarantee period and Final Acceptance of work, as described in Part 3 of this section.

- 1.8 GUARANTEE
  - A. Plants shall be guaranteed for a period of one year after the date of Acceptance by the Owner.
    1. When the work is accepted in parts, the guarantee periods shall extend from each of the partial acceptances to the terminal date of the last guarantee period. Thus, all guarantee periods terminate at one time.
  - B. Plants shall be healthy, free of pests and disease, and in flourishing condition at the end of the guarantee period. Plants shall be free of dead and dying branches and branch tips, and shall bear foliage of normal density, size, and color. Plants, including trees, which have partially died so that the shape, size or symmetry has been damaged, shall be considered subject to replacement.
  - C. Replace dead plants and all plants not in a vigorous, thriving condition, as determined by the Landscape Architect during and at the end of the guarantee period, without cost to the Owner, as soon as weather conditions permit and within the specified planting period.
    1. Replacements shall closely match adjacent specimens of the same species.
    2. Replacements shall be subject to all requirements stated in this Specification.
    3. Make all necessary repairs due to plant replacements. Such repairs shall be done at no extra cost to the Owner.
    4. The guarantee of all replacement plants shall extend for an additional one year period from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of the said extended guarantee period, the Owner may elect one more replacement or credit for each item.
  - D. At the end of the guarantee period, and no less than five days prior to final inspection, staking and guying materials, and tree wrap and ties shall be removed from the site.

- 1.9 FINAL INSPECTION AND FINAL ACCEPTANCE
  - A. At the end of the guarantee period, the Landscape Architect will, upon written notice of and of guarantee period inspect the work for Final Acceptance. Request shall be received at least ten calendar days before the anticipated date for Final Inspection.
  - B. Upon completion and reinspection of full repairs or replacements necessary in the judgment of the Landscape Architect at the time, the Landscape Architect will recommend to the Owner that Final Acceptance of the Work of this Section be given.

2.1 MATERIALS

- A. Plant Materials
  1. Name and Variety: Provide plant materials true to name and variety described in "Hortus Third," Cornell University, 1976, or by cultivars generally accepted in the trade.
  2. All plant material shall be No. 1 grade nursery stock grown in accordance with good horticultural practices. Plants shall be free of disease, insects, eggs, larvae, and defects such as knots, sunscald, injuries, abrasions, or discoloration. They shall be sound, healthy and vigorous, of uniform growth, typical of the species and variety, well-developed, free from irregularities, with the minimum quality conforming to American Standard for Nursery Stock.
  3. Plants indicated as specimen shall be exceptionally heavy, symmetrical, and lightly knit, cultured, to be unquestionably superior in form, branching, compactness, and symmetry.
  4. The minimum acceptable sizes of all plants shall be measured before pruning and with branches in normal position. Unless otherwise designated on the plant list, all plant dimensions shall conform to those listed in ANSI Z601.1, American Standard for Nursery Stock.
  5. Branching point is the distance above ground where balanced branching occurs or where a dimension in trunk appears to form the head of the tree.
  6. Root Treatment: Root treatments on all plants shall conform to the requirements of ANSI Z601.1. Plants shall be dug and prepared for shipment in a manner that will not cause damage to branches, shape, and future development after planting.
    - a) Balled and Burlapped ("B&B") plants shall have a firm, natural ball of earth of sufficient diameter and depth to encompass the fibrous and feeding root systems necessary for full recovery of the plant. Balls shall be securely wrapped with burlap and bound with cord or a wire basket. Ball sizes shall meet the requirements of the ANSI Z601.1, or as indicated on the Drawings.
    - b) Plants furnished in containers shall have the roots well established in the soil mass and shall have grown in the container for at least one growing season. Containers shall be large enough to provide earth-root mass of adequate size to support the plant tops being grown. For container grown trees, container size shall provide a minimum of 9 inches of root mass per caliper inch of trunk. Plants, other than ground covers, over-established in the container, as evidenced by pot-bound root ends, will not be accepted.
  7. Plant materials shall be subject to final approval by the Landscape Architect at the job site.

- B. Soil Amendments
  1. Organic matter shall be plant materials and other nutrient adding elements aerobically composted below the fibrous stage passing a 1/2 inch screen. The organic matter shall have a pH of 7.0 or below and be free of weeds, weed seed, insect pests, and disease. Planting soil shall be provided by the following:
    - a) Living Earth Technologies, Inc. (214) 869-4332.
    - b) Back to Earth Resources (214) 373-6776.
    - c) Clear Fork Materials (817) 441-7777.
  2. Mulch material shall be finely shredded, fibrous hardwood bark, free from other foreign matter, passing a 1/2 inch screen.
  3. Filter fabric shall be DeWitt Pro-5, or approved equal.

- C. Staking and Guying Materials
  1. Tree support stakes shall be steel T-posts 8 feet in length.
  2. Wire stakes for tree supports shall be pliable No. 12 to 14 gauge galvanized wire.
  3. Hose for chafing guards shall be new or used two-ply fiber-reinforced garden hose of not less than 1/2 inch inside diameter. Factory seconds and rejects are acceptable. Use one color throughout job.
  4. Cable clamps and turnbuckles shall be heavy galvanized, strong forged steel. Turnbuckles shall be 3/8 inch eye with 6-inch opening.

- D. Herbicide and soil fumigant products and rates of application shall conform with registered uses.
- 2.2 SOIL MIXES
  - A. Tree Pit Planting Mix:
    1. Tree pit back fill shall be 75% finely chopped native soil and 25% Living Earth Tech. organic soil for tree planting.
    2. Top dress with 1 inch organic matter.
  - B. Shrub, ground cover and seasonal color beds shall receive 3 inches (1 cubic yard per 100 square feet) of organic matter ratiolized into the upper 8 inches of soil. Fertilizer shall be incorporated into the mix at a rate of 3 pounds per 100 square feet of bed area.

- 2.3 ANTIDESICCANT
  - A. Antidesiccant shall be an emulsion specifically manufactured for plant protection which provides a protective film over plant surfaces which is permeable only to permit transpiration. Antidesiccant shall be delivered in manufacturer's sealed containers and shall contain manufacturer's printed instructions for use.
  - B. Antidesiccant shall be equal to the following: Wit-Pruf-Wit-Pruf Products, Inc. P.O. Box 4280 Greenwich, CT 06830

- 2.4 EDGING
  - A. Steel edging shall be Ryerson Steel Landscaping Edging, manufactured by Ryerson, an Inland Steel Company, Chicago, IL 60680, or an approved equal. Steel edging shall be shop fabricated 1/8 inch thick x 4 inches deep, galvanizing steel, primed and painted green. Edging shall be furnished to 20 ft. lengths.
    1. Steel edging shall have slotted holes for staking steel edging every 30 inches o.c.
    2. Steel stakes shall be 16 inches long, tapered.

PART 3 - EXECUTION

- 3.1 VEGETATION REMOVAL
  - A. Strip existing grass and weeds, including root, from all bed areas, leaving the soil surface one inch below finished grade.
  - B. Herbicides: Apply specific herbicide to eradicate vegetation within bed areas.

- 3.2 PLANTING
  - A. Excavation
    1. Rocks and other underground obstructions shall be removed to a depth necessary to permit proper planting according to plans and specifications. If underground utilities or other structural obstructions are encountered, alternate planting locations will be determined by the Landscape Architect.
    2. Plant pit shall be dug only methods approved by the Landscape Architect.
      - a) Planting pits shall be round, wide, with rough vertical sides and flat bottoms, and sized in accordance with outlines and dimensions shown on the drawings. The sides of the hole shall be rough and jagged and never slick.
      - b) If rotating augers or other mechanical diggers are used to excavate holes, the vertical sides of the pits shall be scarified, fractured, or otherwise broken down to eliminate impervious surfaces.
      - c) Loosen or scarify in the bottom of all plant pits to a depth of 4 inches. Excavated material that is not conducive to plant growth will not be used for backfill in any planter or planting pit and shall be removed.
      4. All planting pits suspected of having inadequate drainage shall be tested by filling the pit with water. Drainage time in each pit shall be observed and if, in the opinion of the Landscape Architect, the water does not drain off within 24 hours, the substrate will be drilled and shattered to a minimum depth of 3 feet below the bottom of the pit. The planting pit will be retested; if adequate drainage does not occur, drains will be installed as specified by the Landscape Architect. If drains are required, the cost for additional work shall be negotiated with the Owner.

- B. Planting
  1. Trees: Place a minimum of 4 inches of compacted planting mixture in the bottom of the pit. Set the plant in the pit to the proper grade and position, faced to give the best appearance or relationship to one another and adjacent structures. Cut away burlap, rope, wire, or other wrapping materials from the pit. Do not remove burlap or ties from sides or bottom of ball. If plastic wrap or other non-degradable materials are used in lieu of burlap, completely remove them before placing of backfill. Cleanly cut off broken or frayed roots and sever the sides of the root ball of container grown trees in several places. Place planting mixture around the ball and carefully compact to avoid injury to the roots and to fill the voids. After backfilling planting pit approximately two-thirds full, add water and allow planting mixture to settle. After the water has been absorbed, fill the planting pit with planting mixture. Tamp lightly to grade, place a 1 inch wide, 1/2 inch thick layer of organic matter over planting mixture, and form a watering ring of the size indicated on the drawings.
  2. Container-grown shrubs, ground cover, and vines: Remove containers before planting and sever the sides of root ball in several places, loosening the roots on the outside of the ball sufficiently to encourage rapid root extension into the surrounding soil and to prevent girdling of root mass.

- C. Mulching
  1. Mulching shall take place within 48 hours after planting.
  2. Mulch plant beds and tree and shrub planting pits to a uniform depth of 3 inches.
  3. Mulch shall be kept out of the crowns of shrubs, away from tree trunks, and off buildings, sidewalks, light standards, and other structures.

- D. Pruning
  1. Trees
    - a) Prune trees by removing all dead wood, badly formed, crossing limbs, and any other growth to insure healthy and symmetrical growth of new wood. Up to one-third of the branches may be removed. The proportion is, in all cases, subject to the approval of the Landscape Architect.
    - b) In the case of multiple leaders, preserve the one which will best promote the symmetry of the tree, and remove or cut back the remainder so that they will not compete with the selected leader. Cut back surrounding top branches to conform to the leader.
  2. Shrubs
    - a) Prune shrubs by removing all dead wood and broken branches, thinning out canes and cutting back or removing unsymmetrical branches. Pruning shall result in a loose outline conforming to the general shape of the shrub type. Do not use hedge shears.

- F. Guying and Staking
  1. Guying and staking operations shall be completed as shown on the drawing details immediately after planting.
  2. Stakes and guys shall be removed at the end of guarantee period, and no less than five days prior to final inspection.

- G. Edging
  1. Steel edging shall be installed at locations indicated on the Drawings. Where required, edging shall be cut square and accurately to required length.
  2. Steel edging shall be securely staked in required position. Stakes shall be driven every 30 inches o.c. along length of edging.
  3. Adjacent lengths of edging shall overlap 8 inches.
  4. Edging shall be set plumb and vertical at required line and grade. Straight sections shall not be wavy, curved sections shall be smooth and shall have no kinks or sharp bends.
  5. Top of edging shall be set in 1/2 inches above finished grade.
  6. All corners shall be of one piece. Minimum length of short leg shall not be less than five feet.

3.3 CLEANUP AND PROTECTION

- A. Cleanup
  1. Excess and waste material shall be removed daily.
  2. When planting in an area has been completed, the area shall be cleared of all debris, soil piles, and containers.
  3. At least one paved pedestrian access route and one paved vehicular access route to each building shall be kept clean at all times. Other paving shall be cleaned when work in adjacent areas is completed.

- B. Repairs: Any damage to existing landscape, paving, or other such features as a result of work related to this contract shall be repaired and restored to its original condition.
- C. Protection: Protect landscape work and materials from damage due to landscape operations, operations by other Contractors, trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

END OF SECTION

AS-BUILT

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Revisions  
Drawing Title  
Landscape Notes  
Sheet of  
C6 56  
Sheets