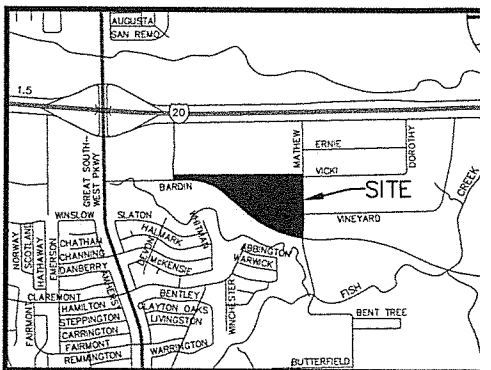


1. ALL LINES, GRADES, CONSTRUCTION STAKING AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNERS' AGENT.
3. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF CONCRETE BUILDING FOOTING.
4. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH MUNICIPAL AND FRANCHISE UTILITY COMPANIES AND LOCATING ALL UTILITIES IN THE FIELD.

VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING FEATURES

.....	PROPERTY LINE	8" G	8" G	.....	GAS LINE
.....	LOT LINE	8" SS	8" SS	.....	SEWER LINE
.....	EASEMENT LINE	.....	.....	.....	STORM SEWER
.....	BUILDING	.....	.....	.....	WATER LINE
.....	ASPHALT	8" W	8" W	.....	EXISTING COWT
.....	CONCRETE	.....	550	.....	EXISTING SPOT
.....	FENCE LINE	.....	550.0	.....	POWER POLE
.....	LIGHT STANDARD	.....	0	.....	UT MIRE
.....	WATER VALVE	.....	IRS / RIF	.....	IRON ROD SET
.....	WATER METER	.....	MARS / MSET	.....	MANHOLE SET
.....	FIRE HYDRANT	.....	CMS / CMF	.....	DISSELED "X"
.....	CLEAN OUT	.....	PKS / PKF	.....	PK NAIL SET
.....	IRRIGATION BOX	.....	.....	.....	OVERHEAD POI
.....	TELEPHONE PEDESTAL	.....	- E -	.....	SCM
.....	SANITARY SEWER MANHOLE	.....	.....	.....	M.R.D.C.T.
.....	STORM SEWER MANHOLE	.....	.....	.....	D.R.C.T.
.....	GAS MANHOLE	.....	.....	.....	O.P.R.C.T.
.....	CREPE MYRTLE	.....	.....	.....	INSTR. N
.....	"TREE"	.....	.....	.....	VALVE

PROPOSED FEATURES

1 BUILDING

2 ADA BARRIER FREE

3 PROPOSED FIRE HY

PROPOSED PAVEMENT WILL MEET THE MINIMUM REQUIRED PAVING STANDARDS OF THE UNITED DEVELOPMENT CODE

TOP OF WALL

VARIE

2% MI

Diagram illustrating the design of a stepped retaining wall. The wall is shown in cross-section, with the bottom of the wall labeled "BOTTOM OF WALL". The wall height is indicated as "8' MAX". The wall is stepped, with the steps labeled "BACK DESIGN BY S. AT TL. PERM.". The wall is shown retaining a soil mass, with the soil surface labeled "PRE-C. RETAIN". The soil surface is shown with a slope of "VARIES 4% MIN 25% MAX".

SITE AREA			BUILDING AREA	PARKING REQUIRED		TOTAL REQ'D	TOTAL PROVIDED		
LOT	SF	ACRES		warehouse	office				
				20 + (1 PER 5,000 SF)	1 PER 315 SF				
1	903,002	20.73	430,188 SF	90.8%	98	9.2%	123	330	330

DEVELOPER:
MOHR CAPITAL
14643 DALLAS PARKWAY
SUITE 100
DALLAS, TEXAS 75254
CONTACT: GARY HORN
gary@mohrcap.com

ARCHITECT/AGE
GSO ARCHITECT:
5310 HARVEST .
SUITE 226
DALLAS, TEXAS
(972) 385-9651
CONTACT: LISA
lswift@gsoarchit.

SITE PLAN

"BARDIN ROAL
WAREHOUSE SIX

M. HUNT SURVEY, ABSTRA

SURVEY, ABSTRACT
IN THE
CITY OF GRAND RAPIDS

CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEX.
1"-60'

SCALE: 1"=60' Df

RLG

RAYMOND L. GOODSON JR., INC.
CONSULTING ENGINEERS
5445 LA SIERRA, SUITE 300, LB 17,
DALLAS, TEXAS 75231-4138 214/739-8100
TEXAS PE REG #F-493

DOC. NO. D201114437 15' UTILITY EASEMENT
DOC. NO. D201114437

VOL. 2002199, PG. 77

5TH TEXAS ELECTRIC
SERVICE COMPANY EASEMENT
OL. 85034, PG. 2574, D.R.D.G.T.
OL. 8071, PG. 1309, D.R.T.C.T.

$\Delta = 45^{\circ}26'01''$
 $R = 1100.00'$
 $T = 460.52'$
 $L = 872.26'$
 $CBD = N67^{\circ}44'29''W$
 $CD = 849.59'$

TEXAS MIDSTREAM GAS SERVICES EASEMENT
DQC NO. 200900072334, Q.F.P. D.C.T.
DSC NO. D209051897, R.P.R. C.T.

KILGORE LAW CENTER, LLC
INST. NO. 201400164701
D.R.D.C.T.

5' TEXAS ELECTRIC
SERVICE COMPANY EASEMENT
VOL. 85034, PG. 2574, D.R.D.C.T.
VOL. 8071, PG. 1309, D.R.T.C.T.

VOL. 2704, PG. 418, D.R.D.C.T.
VOL. 4008, PG. 304, D.R.D.C.T.
VOL. 75121, PG. 698, D.R.D.C.T.

BENCHMARKS:

BENCHMARKS:
BM#1 - SQUARE CUT SET ON TOP OF CURB,
CENTER OF A 10' INLET, WEST SIDE OF MATTHEW
ROAD, 45' ± SOUTH OF THE CENTERLINE OF
VICKY LANE. (ELEVATION = 541.52)

BM#2 - SQUARE CUT SET ON TOP OF CURB,
CENTER OF A 10' INLET, WEST SIDE OF MATTHEW
ROAD, 120' ± NORTH OF THE CENTERLINE OF
BARDIN ROAD. (ELEVATION = 521.60)

BM#3 - SQUARE CUT SET ON TOP OF CURB,
CENTER OF A 10' INLET, NORTH SIDE OF BARDIN
ROAD, 375' ± WEST OF THE CENTERLINE OF
MATTHEW ROAD. (ELEVATION = 521.98)

BM#4 - SQUARE CUT SET ON TOP OF CURB,
CENTER OF A 10' INLET, NORTH SIDE OF BARDIN
ROAD, 80' ± EAST OF THE CENTERLINE OF SGT.

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UNDERGROUND UTILITIES THAT ARE SHOWN ON THE SURVEY ARE BASED ON AVAILABLE RECORDS AND PLAN DRAWINGS. UNDERGROUND UTILITIES ARE NOT SHOWN IN THEIR ENTIRETY OR IN THEIR EXACT LOCATION. CONTACT "TEXAS 811" AT 1-800-344-8377 BEFORE EXCAVATION OR DIGGING.

MEMUCAN HUNT SURVEY
ABSTRACT NO. 1723

WAREHOUSE
430,188 S.F.
FF.=538.00

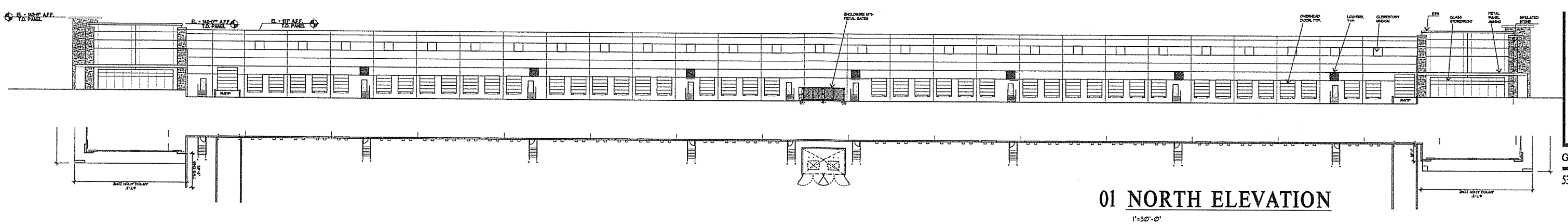
ZONED: LIGHT INDUSTRIAL
INTENDED USE: WAREHOUSE

~~LOT 1 BLOCK D
BARDIN WAREHOUSE ADDITION~~

$\Delta = 45^{\circ}48'59''$
 $R = 1000.00'$
 $T = 422.58'$
 $L = 799.65'$
 $CBD = S67^{\circ}54'18''E$
 $CD = 778.51'$

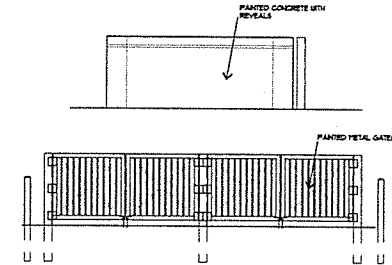
DETENTION
POND

$$I = 60 \quad U_A$$



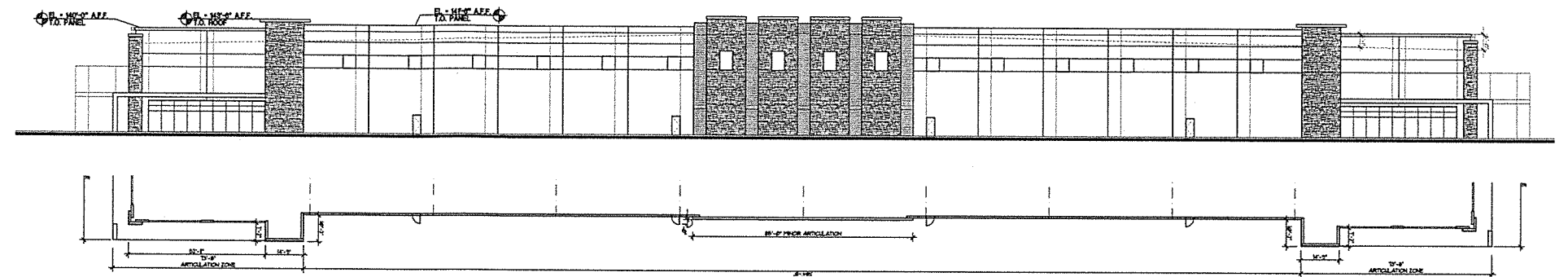
01 NORTH ELEVATION

1"=30'-0"



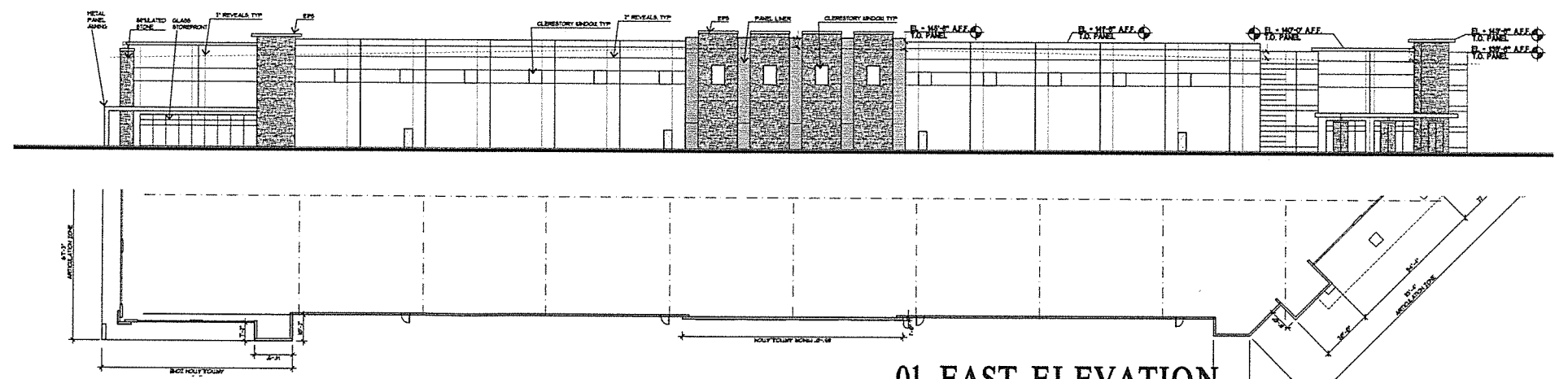
05 DUMPSTER ENCLOSURE

1/8"=1'-0"



01 WEST ELEVATION

1"=30'-0"

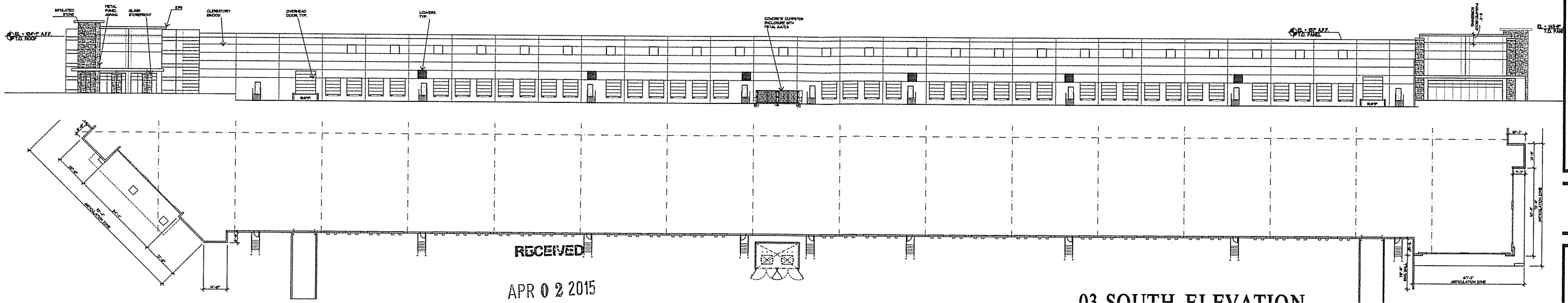


01 EAST ELEVATION

1"=30'-0"

TABULATIONS

Elevation		Overall	North	East	South	West
Total area		114682 sf	35657 sf	21763 sf	35592 sf	21670 sf
Materials						
CONCRETE		96742.5 sf	32110 sf 90.1%	15655 sf 71.9%	33108 sf 93.0%	15870 sf 73.2%
STONE		11056 sf 4.3%	1528 sf 4.3%	4324 sf 19.9%	854 sf 2.4%	4350 sf 20.1%
EIFS		695.5 sf 0.5%	173 sf 0.5%	210 sf 1.0%	153 sf 0.4%	160 sf 0.7%
GLASS		6188 sf 5.2%	1846 sf 5.2%	1574 sf 7.2%	1478 sf 4.2%	1290 sf 6.0%
Articulation Zone			NW	NE	SW	SE
Mean Building Height			39 ft AFF	39 ft AFF	39 ft AFF	39 ft AFF
Articulation Zone Length Requ. (Ht x 3)			117 ft	117 ft	117 ft	117 ft
Articulation Zone Length Provided			135 ft (15% inc)	135 ft (15% inc)	141 ft (20% inc)	135 ft (15% inc)
Horiz. Articulation Requ. (7.5% of wall ht min 20% of length)			2.9 ft	2.9 ft	2.9 ft	2.9 ft
Horizontal Articulation Provided:			10 ft (245% inc)	10 ft (245% inc)	6.5 ft (124% inc)	10 ft (245% inc)
Overall Articulation Zone area			5516 sf	5516 sf	5308 sf	5516 sf
Stone/Masonry Requ (15% of Articulation Zone)						
Stone/Masonry Provided			1592 sf 0.288615	1592 sf 0.2886149	989 sf 0.186323	1592 sf 0.2886149
Panel Surface Reveals: frame an area of min 225 sf						
Minor Articulation 4% of overall length = 4% x 384' = 16' required 85' provided (430% increase)						
Required Parapet Wall Height: 36" required for HVAC screening. 36" min provided, up to 9' provided.						



02 SOUTH ELEVATION

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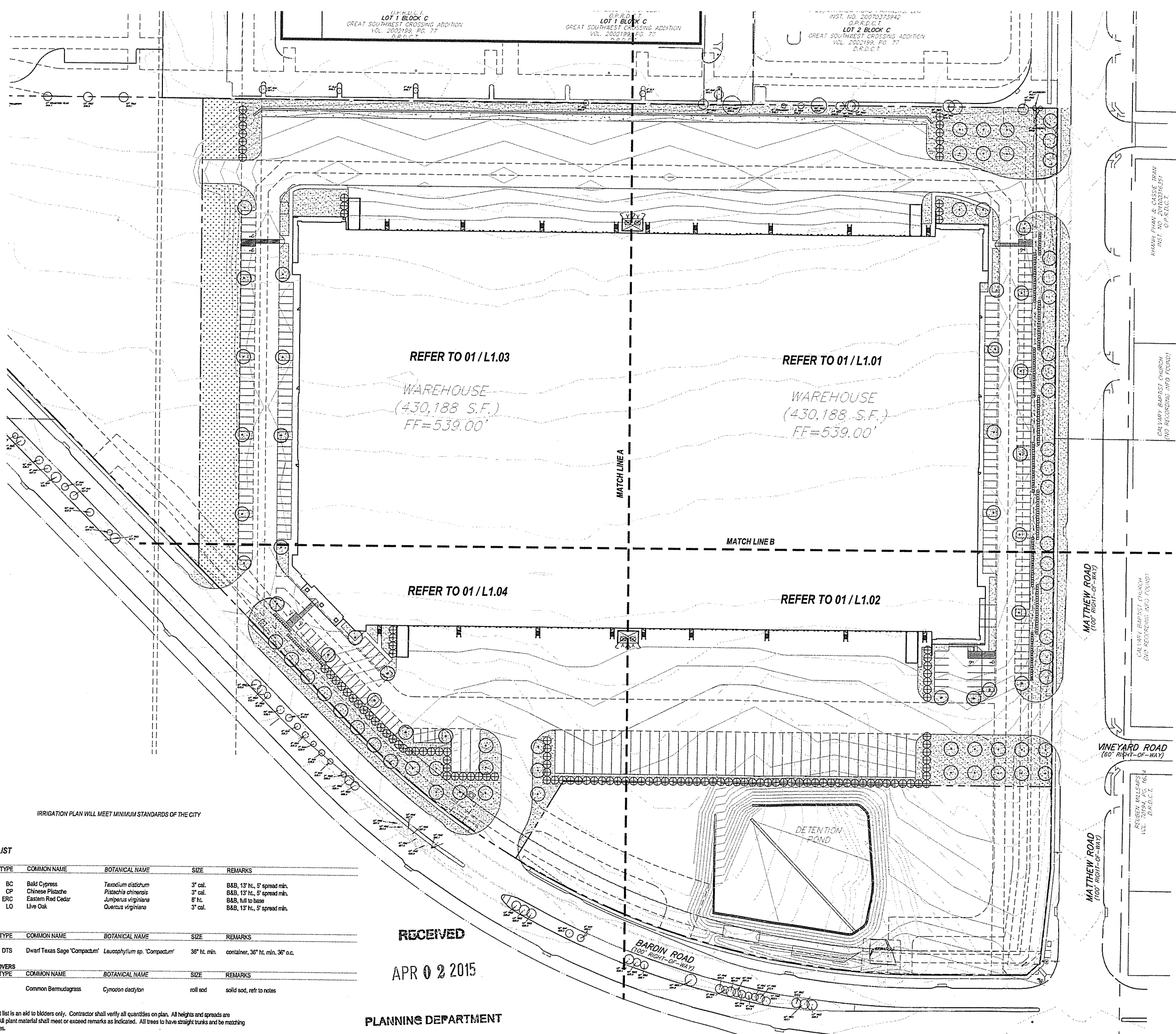
RADDIN ROAD

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PLANT LIST					
TREES					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
48	BC	Bald Cypress	<i>Taxodium distichum</i>	3" cal.	B&B, 13' ht., 5' spread min.
10	CP	Chinese Pistache	<i>Pistachia chinensis</i>	3" cal.	B&B, 13' ht., 5' spread min.
120	ERC	Eastern Red Cedar	<i>Juniperus virginiana</i>	8' ht.	B&B, full to base
26	LO	Live Oak	<i>Quercus virginiana</i>	3" cal.	B&B, 13' ht., 5' spread min.
SHRUBS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
229	DTS	Dwarf Texas Sage 'Compactum'	<i>Leucophyllum</i> sp. 'Compactum'	36" ht. min.	container, 36" ht. min., 36" o.c.
GROUNDCOVERS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		Common Bermudagrass	<i>Cynodon dactylon</i>	roll sod	solid sod, refer to notes

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. All trees to have straight trunks and be matching within varieties.

- CONSTRUCTION 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 Hydromulch 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.
 - Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, rocks, 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.
 - Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

- HIGHWAY MIX LAWN NOTES**
- Installation of native grasses to be performed by hydro-seeding.
 - Provide a hydromulch cap per Hydromulch Notes.
 - Final grades to be smooth and level free of debris, rocks over 1" and shall have no ruts or depressions.
 - Install the following mix at the specified rates:
 - Slovests Gramma 5 lbs / acre
 - Blue Gramma Grass 5 lbs / acre
 - Buffalo Grass 40 lbs / acre
 - Green Sprangitop 5 lbs / acre
 - Lovegrass 6 lbs / acre

LANDSCAPE TABULATIONS

FRONT YARD

Requirements: 30% of the required 30' front yard shall be landscaped with a minimum of two landscape elements.

Total Area: 42,122 s.f.
Required: 14,232 s.f. (30%)
Provided: 30,915 s.f. (61.7%)
Landscape elements provided:
Trees, Shrubs, and Lawn

STREET REQUIREMENTS

Requirements: (1) tree 3" cal. per 50 lf. of frontage

Matthews Road: 857.75 lf.
Required Provided
(17) trees, 3" cal. (17) trees, 3" cal.

Bardin Road: 546.33 lf.
Required Provided
(11) trees, 3" cal. (14) trees, 3" cal.

PARKING LOT (219 spaces)

Requirements: (1) tree, 3" cal. per 20 parking spaces
Evergreen screen hedge

Required Provided
(11) trees, 3" cal. (51) trees, 3" cal.
Evergreen screen Provided

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PLANNING DEPARTMENT



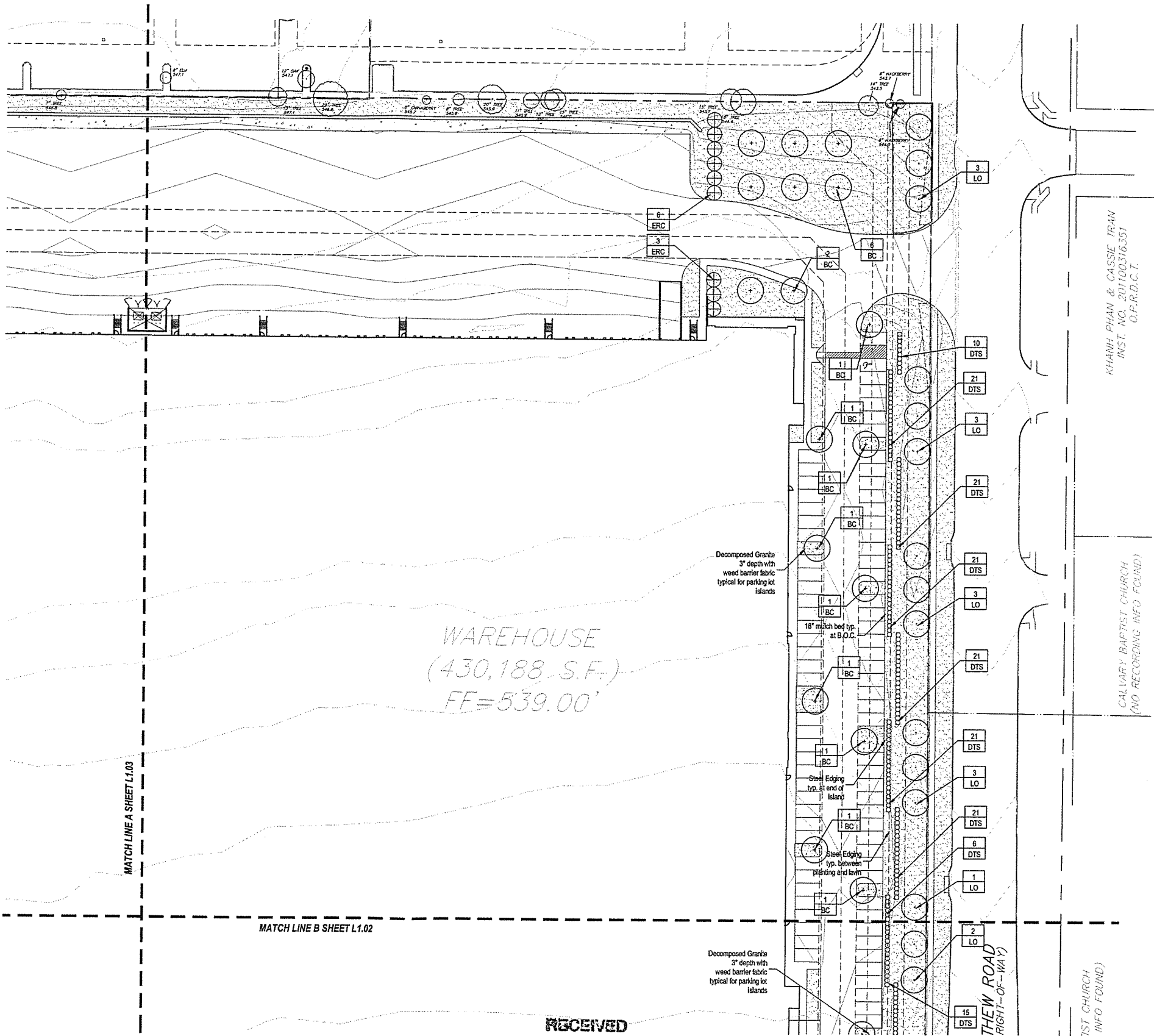
01 LANDSCAPE PLAN
SCALE: 1" = 60'-0"



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HYDROMULCH NOTES

1. All lawn areas to be Hydromulch Bermudagrass, unless noted otherwise on drawings.
2. Contractor shall scarify, rip, loosen all areas to be hydromulched to a minimum depth of 4" prior to topsoil and hydromulch installation.
3. Bermudagrass seed shall be extra hulled and treated lawn type and shall be delivered to the site in its original unopened container, and shall meet Texas State Law requirements.
4. Fiber: Shall be one hundred (100%) percent Wood Cellulose Fiber, delivered to the site in its original unopened container. "Conweil" or equal.
5. Fiber Tack: Shall be delivered to the site in its original unopened container, and shall be "Terra-Tack one", as manufactured by Growers, Inc., or equal.
6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1000) square foot.
7. Use a 4'x8' batter board against all beds areas.
8. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass, at a rate of four (4) pounds per one thousand (1000) square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
9. In the event rye grass is necessary due to time of year installation, it shall be the responsibility of the contractor to scalp existing grass, bag clippings, and scarify soil to a depth of 1" prior to permanent lawn grass installation.
10. All lawn areas to be hydromulched, shall have one hundred (100%) percent coverage prior to final acceptance.
11. Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to: mowing, watering, weeding, cultivating, cleaning, and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
12. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply as necessary.



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PLANNING DEPARTMENT

PLANT LEGEND

QUANTITY

PLANT TYPE

TREES

COMMON NAME

BC Bald Cypress

CP Chinese Pistache

ERC Eastern Red Cedar

LO Live Oak

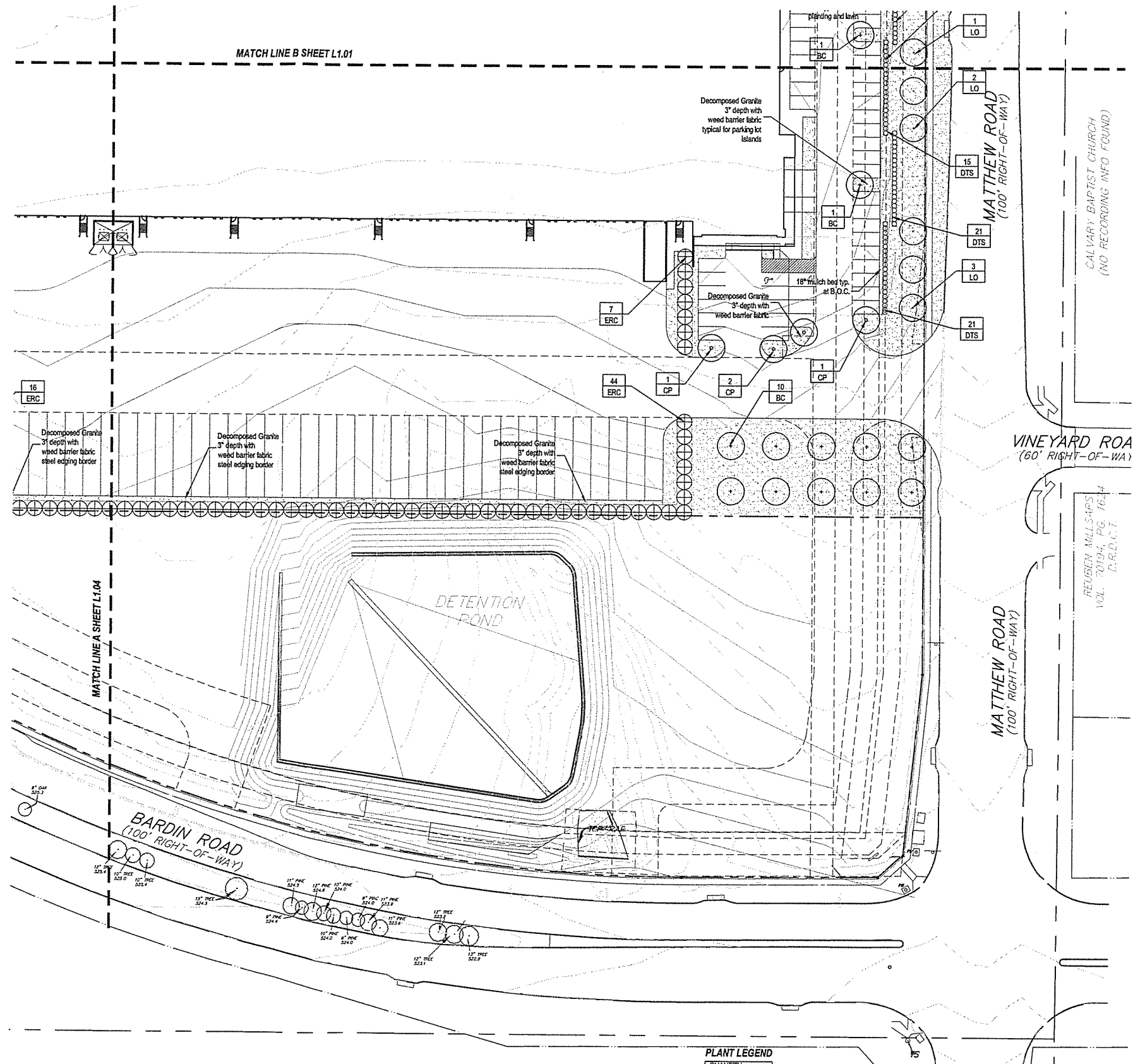
SHRUBS

COMMON NAME



01 LANDSCAPE PLAN

SCALE: 1"=40'-0"



GOMEZ

5310 F
SUN
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BARDIN ROAD

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- NEW FROM VARIOUS LANDSCAPE
- PART 1 - GENERAL
- 1.1 REFERENCED DOCUMENTS
- Refer to bidding requirements, special provisions, and schedules for additional requirements.
- 1.2 DESCRIPTION OF WORK
- Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
- Planting (trees, shrubs, and grass)
 - Bed preparation and fertilization
 - Notification of sources
 - Water and Maintenance until final acceptance
 - Guarantee

- 1.3 REFERENCE STANDARDS
- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1960, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material.
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Hortis Third, 1976 - Cornell University

- 1.4 NOTIFICATION OF SOURCES AND SUBMITTALS
- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- E. File Certificates of inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

- A. Delivery:
- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
 - Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
 - Protect root balls by heating in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
 - Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
 - Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
 - Remove rejected plant material immediately from site.
 - To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

- 2.1 PLANTS
- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as indicated as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undernourished condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball. Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor installing any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid soil shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02290 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
- The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, moving of grass, clearing up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
- Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died or that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
- Fertile, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dalagass or Nutgrass or other grasses shall be rejected.
 - Physical properties as follows:
 - Clay - between 7-27 percent
 - Silt - between 15-25 percent
 - Sand - less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
- C. Premium Bedding Soil as supplied by Vital Earth Resources, Gladeview, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

- A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
- Post: Studded T-Post, #1 Amco with anchor plate; 6'-0" length; paint green.
 - Wire: 12 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/4 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Mifra 140N by Calanese Fibers Marketing Company, available at Lottland Co., (214) 631-6250 or approved equal.

- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
 - The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
 - Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habits, insects, injuries, and latent defects.
 - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

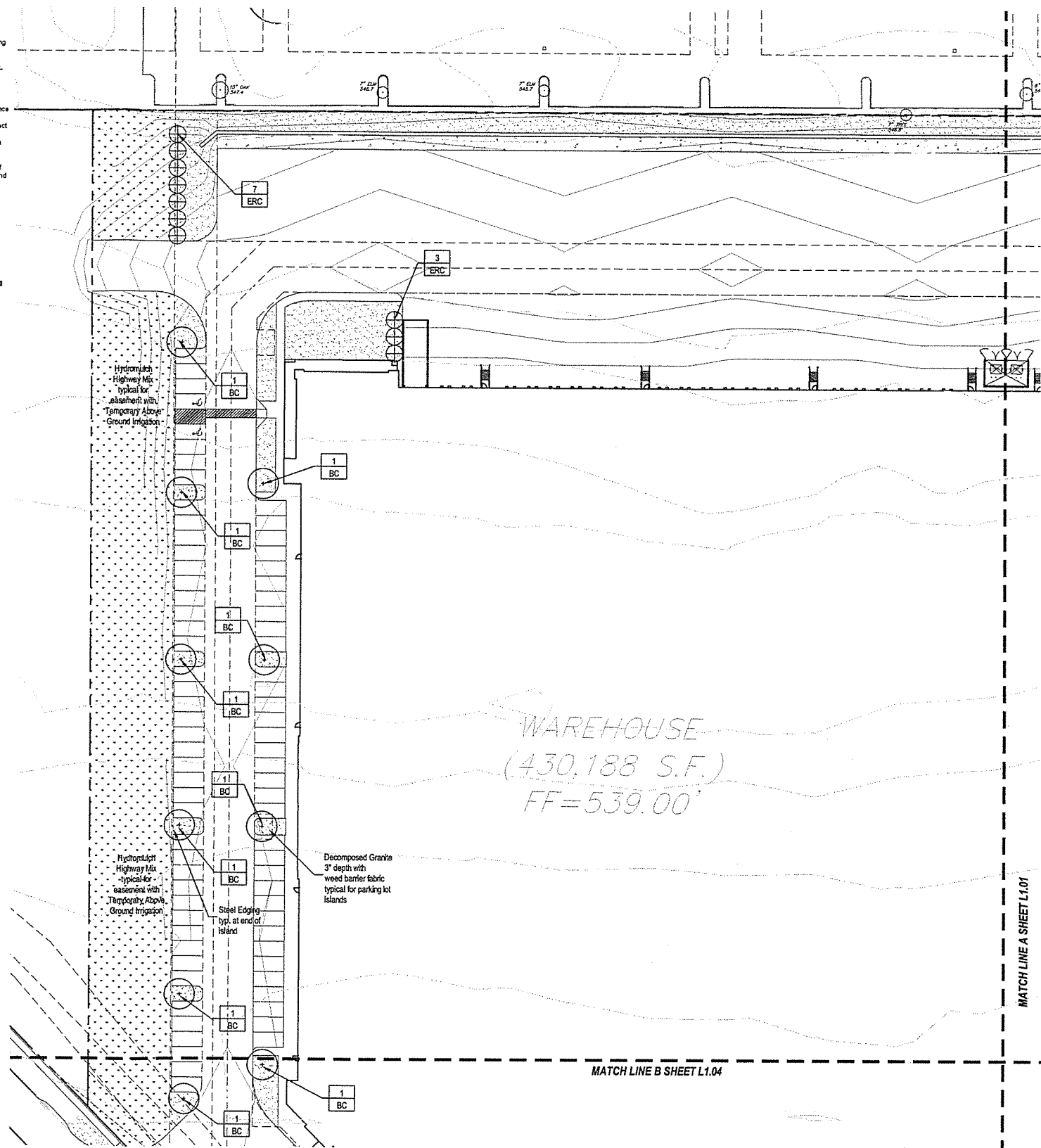
- A. Preparation:
- Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

- F. Shrub and tree jobs shall be no less than two (2) feet, twenty-four (24") inches, wider than the lateral dimension of each ball and six (6") inches deeper than its vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.
- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 10 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of "root scoring".
- J. Do not wrap trees.
- K. Do not over prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3") feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or weak and broken badly broken branches shall be removed. General topping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This time of the organic material.
- C. Steel Curbing Installation:
- Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 - All steel curbing shall be free of knots and sharp bends.
 - Top of curbing shall be 3/4" maximum height above grade.
 - Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 - Do not install steel edging along sidewalks.
 - Cut steel edging at 45 degree angle where edging meets sidewalk.

1.9 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.



RECEIVED

APR 02 2015

PLANNING DEPARTMENT

PLANT LEGEND

QUANTITY	PLANT TYPE
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TREES

TYPE	COMMON NAME
BC	Bald Cypress
CP	Chinese Pistache
ERC	Eastern Red Cedar
LO	Live Oak

SHRUBS

TYPE	COMMON NAME
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01 LANDSCAPE PLAN

SCALE: 1" = 40'-0"



5310 HAI SUITE DALLAS (97) FAX: WWW.GS

BARDIN ROAD

ISS NO. D SITE PL SITE PL

COPYRIGHT INC. THE: THEREOF, ANY FORM, PURPOSE, CONSENT F

DATE:

JOB N DATE: SCALE

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