

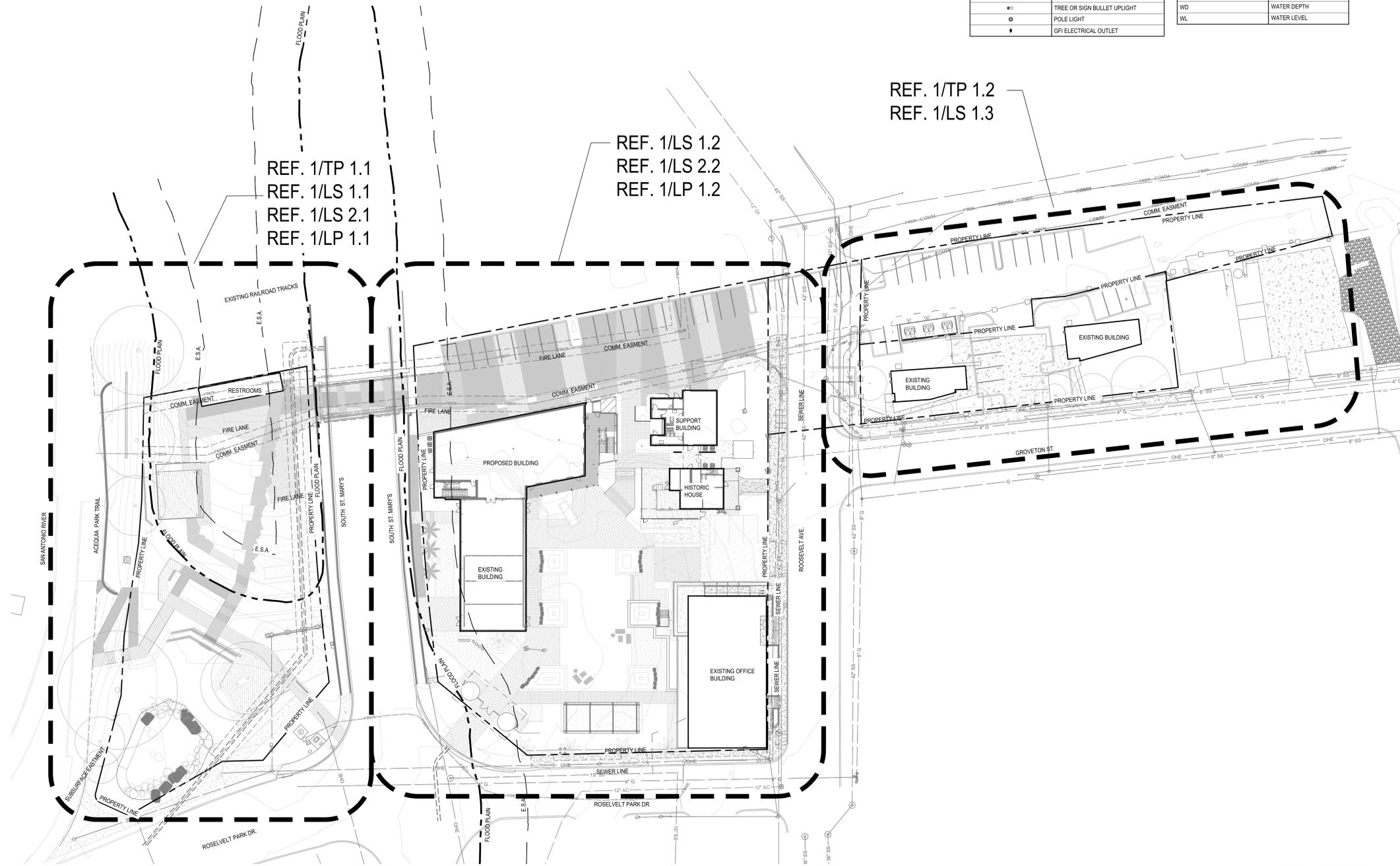
GENERAL NOTES:

- CONTRACTOR SHALL LOCATE AND VERIFY THE CONDITION OF ALL EXISTING UTILITIES, INCLUDING CONTACTING LINE LOCATION SERVICES, PRIOR TO ANY EXCAVATION. CONTRACTOR IS RESPONSIBLE FOR ANY COSTS INCURRED FOR BODILY INJURY AND/OR DAMAGE TO THE OWNER'S PROPERTY OR SAID UTILITIES.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF ANY DISCREPANCIES DISCOVERED BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE LIABLE FOR ALL MODIFICATIONS AND DAMAGES IF WORK PROCEEDS WITHOUT THIS NOTIFICATION.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ASPECTS OF A SAFE WORK SITE INCLUDING, BUT NOT LIMITED TO, PROVIDING FOR TRAFFIC CONTROL, INSTALLATION AND PLACEMENT OF FENCING AND BARRICADES, EXCAVATION AND TRENCH PROTECTION AND COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS AND CODES. ALL SAFETY EXPOSURES OR VIOLATIONS SHALL BE RECTIFIED IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS ON, OR ADJACENT TO, THE WORK SITE AND SHALL REPAIR ANY DAMAGE TO THESE IMPROVEMENTS CAUSED BY CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST AND TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK REQUIRING INSPECTION IN COORDINATING THE PROJECT SCHEDULE.
- ANY PROPOSED ALTERNATES OR SUBSTITUTIONS TO THE WORK BY THE CONTRACTOR SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING FOR APPROVAL. CHANGES TO THE SCOPE OF WORK AND/OR CONTRACT DOCUMENTS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND/OR SUBSTITUTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF TRASH ON A DAILY BASIS AND MAINTAINING A CLEAN JOBSITE.
- CONTRACTOR IS RESPONSIBLE FOR THE LEGAL OFF-SITE DISPOSAL OF SURPLUS MATERIAL AND DEBRIS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SERVICING TEMPORARY TOILET FACILITIES.
- UNLESS SPECIFIED OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND PAYING ALL TEMPORARY UTILITIES AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYMENT OF ALL PERMITS AND APPROVALS REQUIRED FOR CONSTRUCTION OF THE PROJECT WITH COSTS INCLUDED IN THE BID. (PLAN REVIEW FEES ARE PAID BY OWNER.) IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME AWARE OF REQUIRED INSPECTIONS THAT ARE ASSOCIATED WITH PERMITS ISSUED FOR THE WORK AND TO SCHEDULE THESE INSPECTIONS AT THE APPROPRIATE STAGE OF CONSTRUCTION. (EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, ROUGH-IN ELECTRICAL, ROUGH-IN PLUMBING, IRRIGATION PIPING, FOUNDATION STEEL FOR STRUCTURES, INCLUDING WALLS, FIRE INSPECTIONS RELATED TO ENTRY GATES AND STRUCTURES, AND OTHER INSPECTIONS AS THEY MAY APPLY.)
- CONTRACTOR SHALL COORDINATE THE WORK OF SUBCONTRACTORS TO ACCOMPLISH THE SCOPE OF WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS AS WELL AS COORDINATE CONSTRUCTION ACTIVITIES WITH OTHER CONTRACTORS WORKING ON THE SITE.
- CONTRACTOR SHALL COORDINATE THE STORING OF MATERIALS, PARKING OF VEHICLES, RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS OR PARK ANY VEHICLES OR EQUIPMENT UNDER THE CANOPY OF EXISTING TREES.
- UPON COMPLETION OF CONSTRUCTION AND PRIOR TO APPROVAL, CONTRACTOR SHALL PROVIDE PROTECTION OF ALL FINISHED WORK IN PLACE, THOROUGHLY CLEAN THE PROJECT SITE OF ALL TRASH AND CONSTRUCTION DEBRIS AND REPAIR ALL DAMAGE TO FINISH GRADE, INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS AND ANY SETTLING OR EROSION THAT HAS OCCURRED DUE TO CONSTRUCTION ACTIVITIES.
- UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR SUBSTANTIAL COMPLETION INSPECTION TO THE OWNER AND LANDSCAPE ARCHITECT TO DETERMINE ACCEPTABILITY. WHERE INSPECTED WORK DOES NOT COMPLY WITH REQUIREMENTS, CONTRACTOR SHALL REPLACE REJECTED WORK AND NOTIFY THE OWNER OR LANDSCAPE ARCHITECT FOR REINSPECTION AS APPROPRIATE FOR ACCEPTANCE AND PRIOR TO SUBMITTAL OF THE FINAL PAYMENT.

END OF NOTES

GENERAL LEGEND	
SYMBOLS & LINE TYPES	
SYMBOL	DESCRIPTION
REF.	ENLARGEMENT AREA W/ CALLOUT
X LS XX	DETAIL CALLOUT
XX XXX	MATERIALS & FINISHES CALLOUT
1 LS2 X	SECTION CALLOUT
1 LS2 X	ELEVATION CALLOUT
XXXXX	SITWORK LABEL
QTY-XXX	PLANTING LABEL
---	EXISTING TOPOGRAPHY - MINOR
---	EXISTING TOPOGRAPHY - MAJOR
---	PROPOSED TOPOGRAPHY - MINOR
---	PROPOSED TOPOGRAPHY - MAJOR
XXXXX	PROPOSED SPOT ELEVATION
T.O. XXXX XXXXXX	PROPOSED DATUM ELEVATION
"	PIPE SIZE
---	WATER FLOW / SWALE DIRECTION
M	ELECTRICAL METER
J	JUNCTION BOX
---	CONDUIT
---	HOME RUN
---	SIGN LIGHT
---	TREE OR SIGN BULLET UPLIGHT
---	POLE LIGHT
---	GFI ELECTRICAL OUTLET

GENERAL LEGEND	
ABBREVIATIONS	
SYMBOL	DESCRIPTION
AD	AREA DRAIN
BC	BOTTOM OF CURB
BOC	BACK OF CURB
BW	BOTTOM OF WALL
CL	CENTER LINE
ESMT	EASEMENT
EOP	EDGE OF PAVEMENT
EJ	EXPANSION JOINT
FOC	FACE OF CURB
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
HP	HIGH POINT
INV	INVERT OF PIPE
L.O.C.	LIMITS OF CONSTRUCTION
N.I.C.	NOT IN CONTRACT
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHE	OVERHEAD ELECTRIC
PD	PLANTER DRAIN
PA	PLANTING AREA
PP	POWER POLE
POB	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
TAN	POINT OF TANGENCY
SD	STORM DRAIN
SS	SANITARY SEWER
TD	TOP OF DRAIN
TPC	TOP OF POOL COPING
TC	TOP OF CURB
TF	TOP OF FOOTING
TW	TOP OF WALL
UGE	UNDERGROUND ELECTRIC
U.N.O.	UNLESS NOTED OTHERWISE
WD	WATER DEPTH
WL	WATER LEVEL



1 OVERALL REFERENCE PLAN

SCALE: 1"=30'



1512 South Flores Street
San Antonio, Texas 78204
P. 210.227.2612 / F. 210.227.9457

GENERAL CONTRACTOR
Independent Contractors

207 Roosevelt Avenue
San Antonio, TX 78210
P. 210.621.6300

CIVIL ENGINEER
MBC Engineers

1035 Central Parkway North
San Antonio, TX 78232
P. 210.545.1122

Landscape Architect
MP Studio Landscape Architecture

201 Groveton St
San Antonio, TX 78210
P. 210.314.5592

Structural Engineer
Lundy & Franke Engineering, Inc.

549 Heimer Rd
San Antonio, TX 78232
P. 210.979.7900

MEP Engineer
DBR Engineering Consultants, Inc.

9601 McAllister Fwy #410
San Antonio, TX 78216
P. 210.546.0200

Code Consultant
Fire Protection Consulting Group, LLC

14439 NW Military Highway, Suite 108 #430
San Antonio, TX 78251
P. 210.835.6300

CLIENT
KENEDY JUNCTION, LTD

PROJECT NUMBER: 2020-17
PROJECT NAME
MEIER MP

207 Roosevelt Ave.
San Antonio, TX 78201

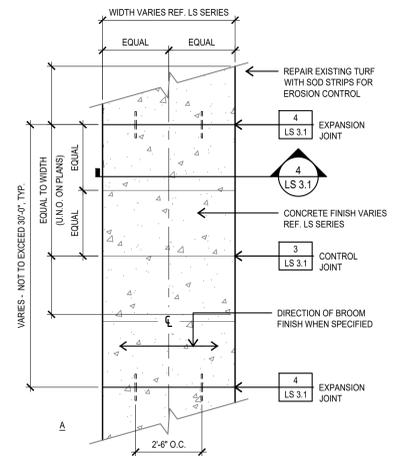
HDRC-REVIEW
90% CD DWGS.

FOR REVIEW ONLY
Not for regulatory approval,
permitting or construction

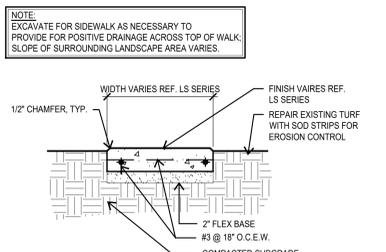
HDRC-REVIEW
90% CD DWGS.

SHEET TITLE
OVERALL REFERENCE PLAN & GENERAL NOTES

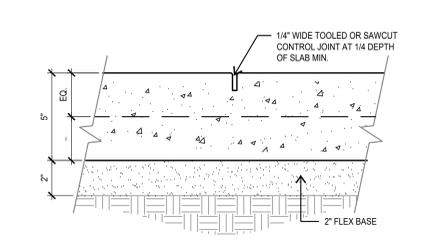
LC 1.1



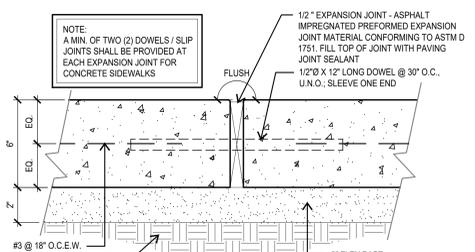
1 SIDEWALK
PLAN SCALE: 3/8"=1'-0"



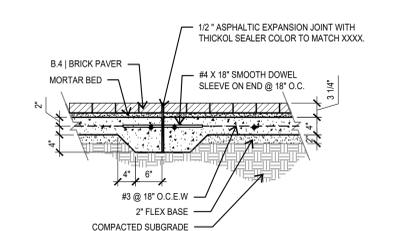
2 SIDEWALK
PLAN SCALE: 1"=1'-0"



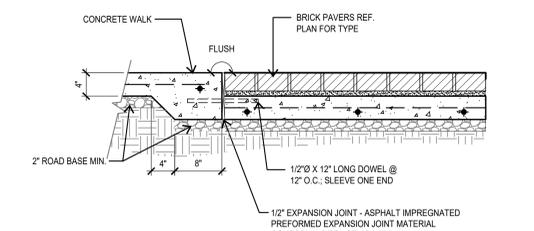
3 SIDEWALK CONTROL JOINT
PLAN SCALE: 3"=1'-0"



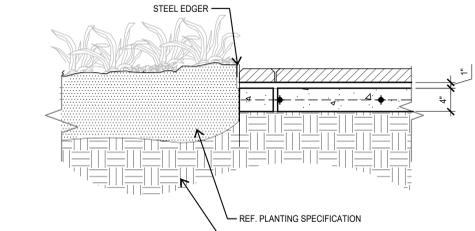
4 SIDEWALK EXPANSION JOINT
PLAN SCALE: 3"=1'-0"



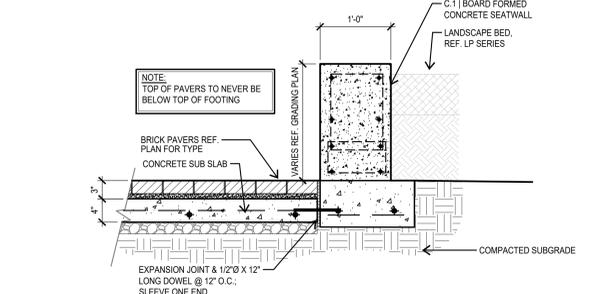
5 PAVERS
SECTION SCALE: 3/4"=1'-0"



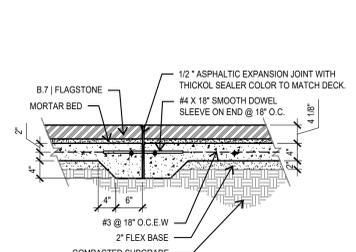
6 CONC. TO BRICK PAVERS
PLAN SCALE: 1"=1'-0"



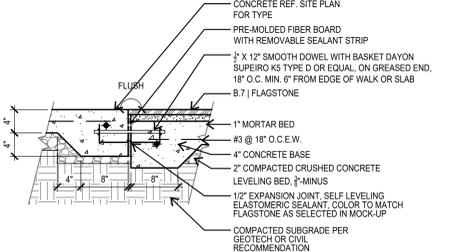
7 PAVERS @ PLANTING
PLAN SCALE: 1"=1'-0"



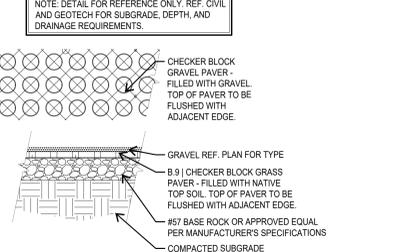
8 PAVERS @ PLANTER
PLAN SCALE: 1"=1'-0"



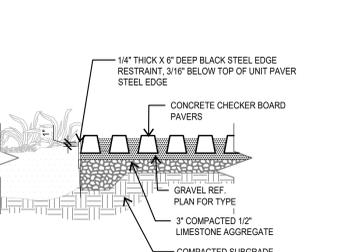
9 FLAGSTONE
SECTION SCALE: 3/4"=1'-0"



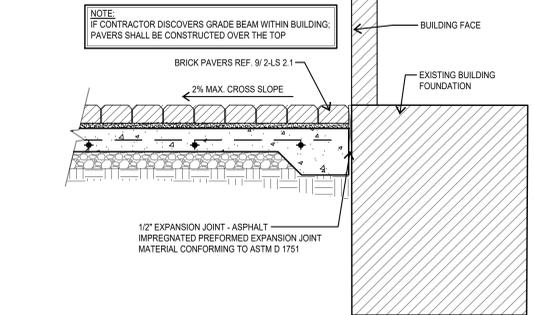
10 FLAGSTONE @ CONC.
SECTION SCALE: 1"=1'-0"



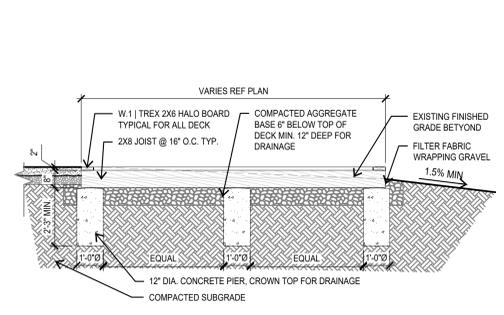
11 GRAVEL PAVER
SECTION SCALE: 3/4"=1'-0"



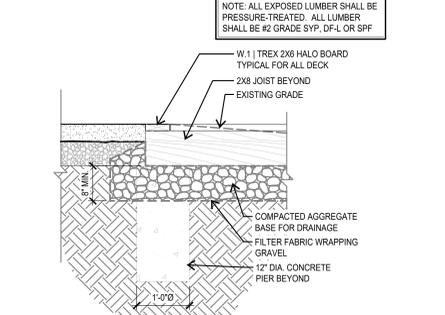
12 GRAVEL PAVER @ PLANTING
SECTION SCALE: 3/4"=1'-0"



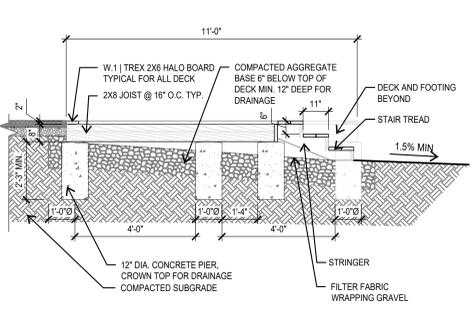
13 PAVERS @ BLDG.
PLAN SCALE: 1"=1'-0"



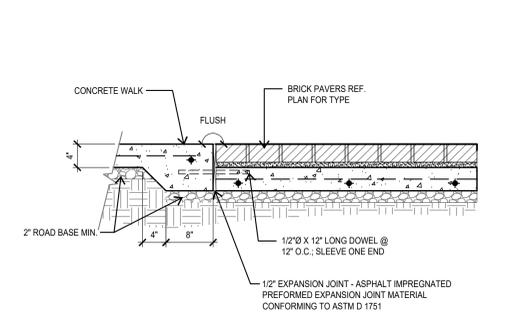
14 WOOD DECK
PLAN SCALE: 3/8"=1'-0"



15 WOOD DECK @ D.G. PAVER
PLAN SCALE: 3/4"=1'-0"



16 WOOD DECK
PLAN SCALE: 3/8"=1'-0"



17 CONC. TO BRICK PAVERS
SECTION SCALE: 1"=1'-0"

LANDSCAPE ORDINANCE

PROPERTY DESCRIPTION: BAKKE ROOSEVELT MIX USE | 207 ROOSEVELT AVE. SAN ANTONIO TX. 78210 | ZONE: IDZ-3 | SAN ANTONIO CITY LIMITS

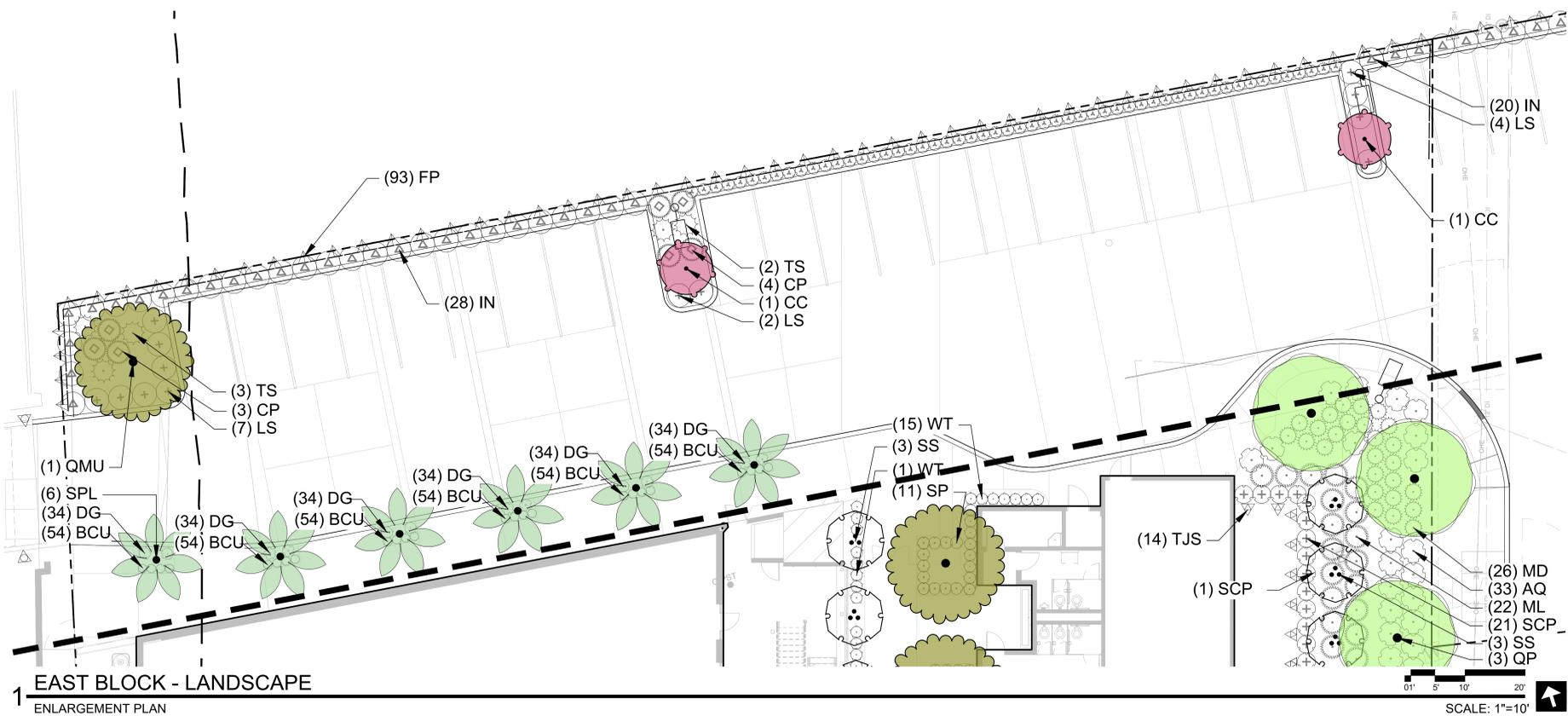
MANDATORY CRITERIA:

- IRRIGATION:** LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN IRRIGATION SYSTEM THAT IS SUITABLE FOR THE TYPE OF LANDSCAPE MATERIALS INSTALLED TO MEET ORDINANCE REQUIREMENTS.
- PARKING LOT SHADING:** TWENTY (20) POINTS ARE AWARDED FOR COMPLIANCE WITH SUBSECTION (c)(7), ABOVE. FURTHER, AN ADDITIONAL A FIVE (5) POINTS ARE AWARDED WHEN SURFACE PARKING LOTS INCLUDE CANOPY TREES, AS DEFINED IN APPENDIX "A", WHICH SHADE A MINIMUM OF THIRTY-FIVE (35) PERCENT OF ANY INDIVIDUAL PARKING LOT; AND B) FIFTEEN (15) POINTS ARE AWARDED WHEN SURFACE PARKING LOTS INCLUDE CANOPY TREES, AS DEFINED IN APPENDIX "A", WHICH SHADE A MINIMUM OF FIFTY (50) PERCENT OF ANY INDIVIDUAL PARKING LOT.
PARKING LOT AREA = XXX SF @ 25% = XXX SF REQUIRED
SHADING PROVIDED: (X) XXX @ 1200 SF (75% CREDIT) = XXX SF TOTAL PARKING LOT SHADE SF XXX SF (25%) - XX POINTS

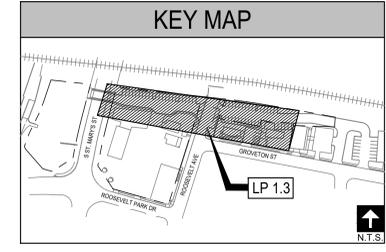
RIO-4 OVERLAY DISTRICT - Landscaping and maintenance boundaries are defined in accordance with a final maintenance agreement (the "Maintenance Agreement") entered into between the developer and SARA, which may occur independently from HDRC review. Landscape Design, Lush and varied landscapes are part of the tradition of the San Antonio River and San Pedro Creek. These design standards apply to landscaping within an individual site. Additional standards follow that provide more specific standards for the public pathway along the river or creek and street edges.

- Provide Variety in Landscape Design. Provide variety in the landscape experience along the river or creek by varying landscape designs between properties. No more than seventy-five (75) percent of the landscape materials, including plants, shall be the same as those on adjacent properties.
- Planting Requirements in Open Space Abutting the River or Creek. On publicly-owned land leased by the adjoining property owner, if applicable, and/or within privately owned setbacks adjacent to the river or creek, a minimum percentage of the open space, excluding building footprint, lease space under bridges and parking requirements FOR RIO-4 equal 80% and should continue the restoration landscape efforts along the river or creek banks with less formal planting designs so as to maintain the rural setting of the river.
- Plant Materials. A number of soil conditions converge in the San Antonio and San Pedro Creek area to create unique vegetation ecosystems. Soil conditions vary greatly along these waterways and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.
- Incorporate Existing Native Vegetation. Extend the use of native landscape materials, including plants, shrubs and trees that are used in the public areas of the river or creek onto adjacent private areas to form a cohesive design.
- Use indigenous and nonnative species characteristic of the specific site as found on the permissible plant list maintained by the parks and recreation department or the Unified Development Code Plant List found in Appendix E

ROOSEVELT AVENUE METROPOLITAN CORRIDOR OVERLAY DISTRICT - PLANTS UTILIZED TO FULFILL THE LANDSCAPING REQUIREMENTS SHALL BE SELECTED FROM THE LIST OF NATIVE TEXAS PLANTS IN THE SAN ANTONIO RECOMMENDED PLANT LIST (SEE UDC APPENDIX E)

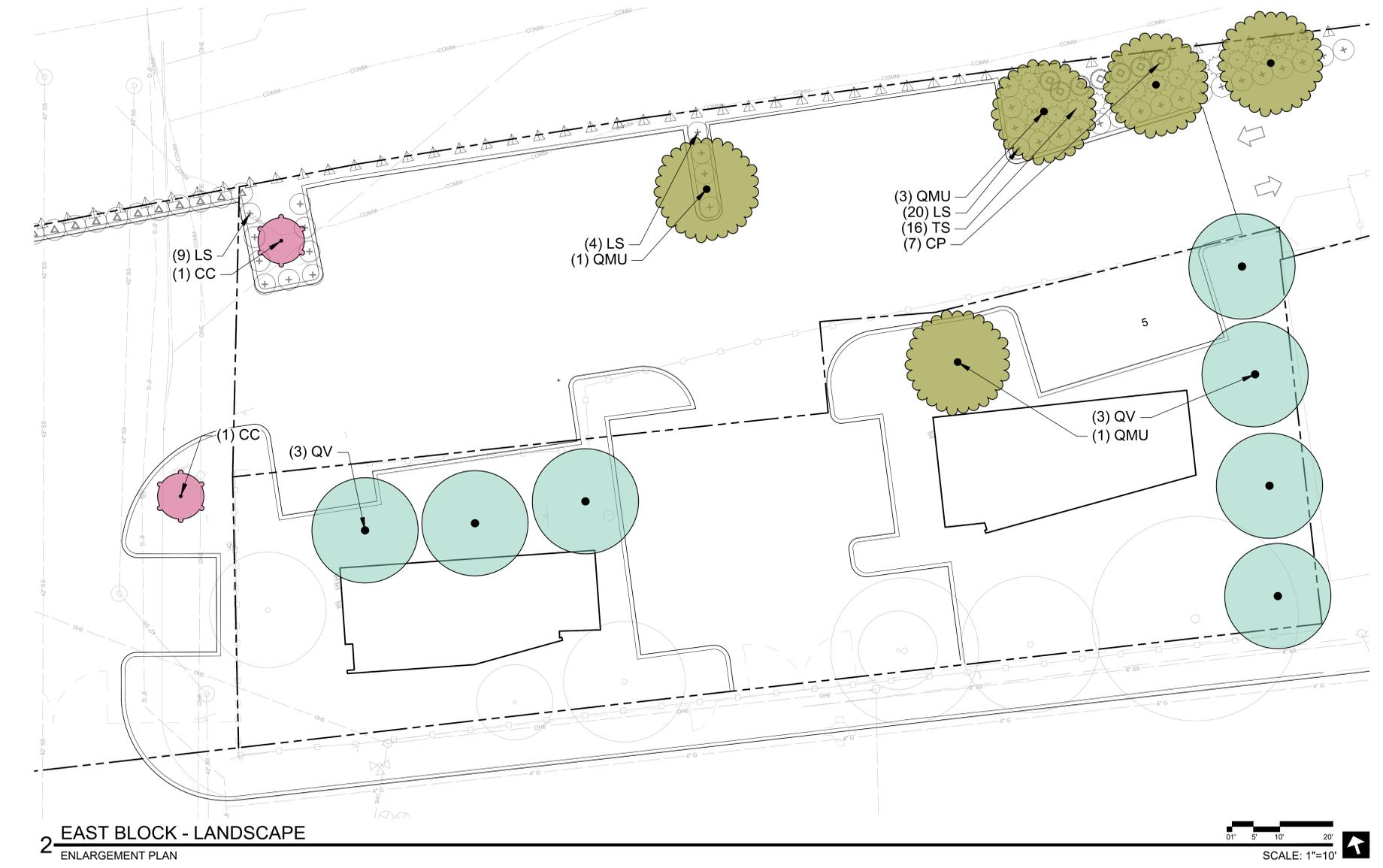


1 EAST BLOCK - LANDSCAPE ENLARGEMENT PLAN



LABEL LEGEND

- PLANT NAME
AMOUNT OF SHADE CREDIT
- PM
PT | ST | BF | CT | ##
- CANOPY TREE CREDIT
BUFFER CREDIT
STREET TREE CREDIT
PARKING LOT SHADE TREE CREDIT



2 EAST BLOCK - LANDSCAPE ENLARGEMENT PLAN

GENERAL LANDSCAPE NOTES

PART 1:

LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE IN ITS EXISTING CONDITION AND SHALL THE NEW WORK TO EXISTING CONDITIONS AND CONTROLS (SUCH AS EXISTING GRADES AND WALK ELEVATIONS) AS NECESSARY TO MEET THE INTENT OF THE PLANS.

BEFORE PROCEEDING WITH ANY WORK IN AN AREA, LANDSCAPE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LAYOUTS AND SIZES AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL SITE CONDITIONS. IF ANY UTILITIES OR OBSTRUCTIONS ARE DISCOVERED DURING CONTRACT WHICH MAY NOT HAVE BEEN KNOWN DURING DESIGN, CONTRACTOR SHALL STOP WORK AND IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT BEFORE PROCEEDING. LANDSCAPE CONTRACTOR SHALL BE LIABLE FOR ALL MODIFICATIONS AND DAMAGE IF WORK PROCEEDS IN EITHER OF THE ABOVE SITUATIONS WITHOUT NOTIFYING LANDSCAPE ARCHITECT. PRIOR TO ANY EXCAVATION, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE AUTHORITIES INCLUDING, BUT NOT LIMITED TO, TEXAS ONE CALL SYSTEM AT 1-800-245-4545 TO LOCATE EXISTING UNDERGROUND UTILITIES.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY DAMAGE TO ANY UTILITIES OR PROPERTY THAT MAY OCCUR IN THE EXECUTION OF HIS CONTRACT WORK. WHEN WORK REQUIRES CROSSING EXISTING WALKS OR CURBS WITH EQUIPMENT, LANDSCAPE CONTRACTOR SHALL PROVIDE APPROVED BRIDGE MATERIAL SUCH AS WOOD PLANKS AND EARTH TO PREVENT DAMAGE TO FINISHED WORK. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS THAT MAY BE WORKING ON THE SITE SIMULTANEOUSLY AND SHALL COORDINATE STAGING OF HIS WORK WITH OWNER AND LANDSCAPE ARCHITECT. ALL TRASH AND DEBRIS GENERATED FROM CONTRACT OPERATIONS SHALL BE REMOVED ON A DAILY BASIS. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY IN CONJUNCTION WITH HIS CONTRACT WORK.

- REFERENCES
A) AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z601.1 - NURSERY STOCK
B) TEXAS STATE DEPARTMENT OF AGRICULTURE (TDA) - NURSERY FLORAL LICENSING PROGRAM

- 1) SUBMITTALS FOR REVIEW
A) PRODUCT DATA LIST OF CHEMICALS TO BE USED ON SITE
B) SAMPLES:
1. 1 QUART SAMPLES OF EACH SOIL AMENDMENT WITH ANALYTICAL DATA FROM A RECOGNIZED TESTING LABORATORY SHOWING NITROGEN AND PHOSPHORUS CONCENTRATIONS ANALYSIS
2. 1 CUBIC FOOT SAMPLES OF PREMIXED BACKFILL MIXES
C) TEST RESULTS:
1. PROVIDE SOIL SAMPLE TEST RESULTS INDICATING PH, FERTILITY LEVELS, AND PERCENTAGES OF SAND, SILT, AND CLAY.
2. PROVIDE RECOMMENDATIONS FOR SOIL AMENDMENTS AND FERTILIZERS BASED ON SOIL ANALYSIS, FOR CONTRACT PURPOSES, USE MIXTURE SPECIFIED IN THIS SECTION.
D) NURSERY QUALIFICATIONS: COMPANY SPECIALIZING IN GROWING AND CULTIVATING PLANTS SPECIFIED IN THIS SECTION WITH MINIMUM THREE YEAR DOCUMENTED EXPERIENCE, AND CERTIFIED BY THE STATE OF TEXAS.
E) INSTALLER QUALIFICATIONS:
1. COMPANY SPECIALIZING IN LANDSCAPE INSTALLATION WITH MINIMUM THREE YEARS DOCUMENTED EXPERIENCE.
2. PROVIDE FULL-TIME SUPERINTENDENT ON-SITE DURING INSTALLATION.

- F) PLANT MATERIALS:
1. PLANT MATERIALS ARE SUBJECT TO EXAMINATION BY LANDSCAPE ARCHITECT AT PLACE OF GROWTH OR UPON DELIVERY TO PROJECT.

- 1.2 DELIVERY, STORAGE AND HANDLING
A) DELIVER FERTILIZER IN WATERPROOF BAGS SHOWING WEIGHT, GUARANTEED CHEMICAL ANALYSIS, MANUFACTURER AND BRAND NAME, AND APPROVAL OF AUTHORITIES HAVING JURISDICTION.
B) DELIVER PLANT MATERIAL WITH IDENTIFICATION TAG SHOWING BOTANICAL NAME AND PLANT SIZE.
C) DELIVER PLANT MATERIAL IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS ON SAME DAY AS DELIVERED. IF PLANTING CANNOT BE ACCOMPLISHED ON SAME DAY AS DELIVERY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN HEALTHY AND VIGOROUS CONDITION.
D) KEEP PLANT MATERIAL MOIST AND PROTECT FROM DAMAGE AND DESICCATION OF LEAVES UNTIL PLANTING.
E) DO NOT HANDLE PLANT MATERIALS WITH STEEL OR TRUNK.
F) KEEP CONTAINERS INTACT UNTIL JUST PRIOR TO PLANTING.

- 1.3 SEQUENCING
A) INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWNS.
1.4 WARRANTY
A) FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN HEALTHY, VIGOROUS, GROWING CONDITION ONE (1) YEAR AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM OR NEGLIGENCE BY OWNER IS EXCLUDED.
B) REPLACE DEAD, UNHEALTHY AND UNSIGHTLY PLANT MATERIALS WITHIN WARRANTY PERIOD. UPON NOTIFICATION BY OWNER OR LANDSCAPE ARCHITECT.
C) NOTIFY OWNER AND LANDSCAPE ARCHITECT 30 DAYS PRIOR TO EXPIRATION OF WARRANTY PERIOD AND ARRANGE FINAL ACCEPTANCE INSPECTION BY ALL PARTIES.
1. REMOVE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIALS.
2. REMOVE GUYING AND STAKING MATERIALS.
3. WARRANT REPLACEMENT PLANTS UNDER SAME PROVISIONS AND FOR SAME TIME PERIOD AS ORIGINAL PLANTS.

- 1.5 MAINTENANCE
1. MAINTAIN PLANT LIFE IMMEDIATELY AFTER PLACEMENT AND FOR NINETY (90) DAYS AFTER FINAL ACCEPTANCE...
2. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES SPECIFIED...
3. REMOVE TRASH, DEBRIS, AND LITTER, WASTE, PRUNE, FERTILIZE, WEED, AND MOW. SPOT APPLY HERBICIDES, AND FUNGICIDE ONLY AS REQUIRED.
4. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
5. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM IRRIGATION SYSTEM.
6. RESET SETTLED PLANTS.
7. REAPPLY MULCH TO BARE AND THIN AREAS.

- 2.1 MATERIALS
A) PLANT MATERIALS:
1. CERTIFIED IN ACCORDANCE WITH TDA REQUIREMENTS.
2. SPECIES AND SIZE AS INDICATED IN PLANT SCHEDULE. LARGER SIZE MAY BE SUBSTITUTE WITHOUT ADDITIONAL COST TO OWNER, PROVIDED: ROOT BALL OR SPREAD INCREASES PROPORTIONATELY.
3. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
4. GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE AT SITE. FREE FROM DISEASE, INSECT INFESTATIONS, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, AND OBJECTABLE DISFIGUREMENTS.
5. EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL-PROPORTIONED AND SYMMETRICAL.
6. TREE TRUNKS TO BE STURDY AND EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT SODD.
7. NOT PRUNED, TRIMMED, OR TOPPED.
8. CONTAINER-GROWN STOCK GROWN IN CONTAINERS FROM SEEDING.
B) TOPSOIL:
1. USE SITE GENERATED SOIL FROM PLANTING PREPARATIONS, REASONABLY FREE FROM CLAY LUMPS, COARSE SANDS, STONES, ROOTS, FOREIGN MATTER.
2. IF SUFFICIENT ON-SITE MATERIALS DO NOT EXIST, PROVIDE SIMILAR OFF-SITE TOPSOIL FROM APPROVED LOCAL SOURCE. SUBMIT SAMPLE AND SOURCE FOR APPROVAL PRIOR TO DELIVERY OF ANY SOIL TO SITE.
C) MULCH:
1. SHREDED COMPOSTED HARDWOOD BARK OF VARYING LENGTH BY NEW EARTH LLC, (210-961-5188) OR APPROVED SUBSTITUTE, PARTIALLY DECOMPOSED, FREE FROM STICKS, STONES, CLAY, AND GROWTH AND GERMINATION-INHIBITING INGREDIENTS.
D) SOIL AMENDMENTS:
1. SOIL SULFUR: AGRICULTURAL GRADE SULFUR CONTAINING MINIMUM 99 PERCENT SULFUR EXPRESSED AS ELEMENTAL.
2. IRON SULFATE: 20 PERCENT IRON EXPRESSED AS METALLIC IRON DERIVED FROM FERRIC AND FERROUS SULFATE AND 10 PERCENT SULFUR EXPRESSED AS ELEMENTAL, WHEN REQUIRED BY SOIL TESTS.
3. GYPSUM: AGRICULTURAL GRADE, CONTAINING MINIMUM 98 PERCENT CALCIUM SULFATE, WHEN REQUIRED BY SOIL TEST.
4. HERBICIDE: PRE-EMERGENT TYPE, SURFLIN OR APPROVED SUBSTITUTE.
5. FERTILIZER FOR TREES AT PLANTING: PLANT HEALTH CARE GROUP "PHC TREE SAVER" APPLIED AS PER P.H.C.G. DIRECTIONS AND APPLICATION RATES.
6. FERTILIZER FOR LAWN: PLANT HEALTH CARE GROUP "PHC FOR TURF" 15-1-6" APPLIED AT A RATE OF SEVEN (7) POUNDS PER 1,000 SQUARE FEET.
7. SOIL INOCULANTS: FRESH PLANTING: PLANT HEALTH CARE GROUP "PHC INJECTABLE INOCULANT FOR TREES" APPLIED AS PER PHC MIXING DIRECTIONS AND APPLICATION RATES.
8. FERTILIZER FOR PLANTER BED MIX: PLANT HEALTH CARE GROUP "HEALTHY START 3-4-3" APPLIED AT A RATE OF 25 POUNDS CUBIC YARD OF PLANT BED MIX.
H) TURF:
1. ALL SEED USED SHALL BE HIGH QUALITY EXTRA FANCY, TREATED LAWN TYPE SEED AT 98% PURITY AND 85% GERMINATION, AND SHALL BE FURNISHED IN SEALED STANDARD CONTAINERS WITH SIGNED COPIES OF A STATEMENT FROM THE VENDOR CERTIFYING THAT EACH CONTAINER OF SEED DELIVERED IS FULLY LABELED IN ACCORDANCE WITH THE TEXAS STATE AGRICULTURAL CODE AND IS EQUAL TO OR BETTER THAN THE REQUIREMENT OF THESE SPECIFICATIONS. LAWN SEED TO BE FREE OF WEEDS OR NOXIOUS GRASS SEEDS.
2. SEED WHICH HAS BECOME WET, MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE WILL NOT BE ACCEPTED.
3. GRASS SEED SCHEDULE:
A. BERMIUDA GRASS SEED:
B. MARCH- OCTOBER SHALL BE SPECIFIED BERMIUDA.
C. OCTOBER- MARCH SHALL BE ANNUAL RYE GRASS.
4. HYDROMULCH AS MANUFACTURED BY APPROVED OR APPROVAL EQUAL.
5. THE HYDROMULCH SHALL BE COMPOSED OF WOOD CELLULOSE FIBER AND CONTAIN NO GERMINATION OR GROWTH-INHIBITING FACTORS.
6. HYDRO-SEEDING ADDITIVE (BIENER): ECOLOGY CONTROL-M BINDER ORGANIC SEEDING ADDITIVE.
7. SOIL: PROVIDE FULL, DARK GREEN, UNIFORM, STRONGLY ROOTED SOIL IN 1/2" X 24" STRIPS FREE FROM WEEDS, UNDESIRABLE GRASSES, DISEASES AND PESTS. SOIL SHALL BE CUT FROM THE FIELD NO LONGER THAN 48 HOURS BEFORE PLANTING. ROOTS OF SOIL SHALL BE KEPT MOIST.
8. BRACING: TREE ANCHORS SHALL BE AS PER DETAILS.
9. TREE PAINT: MORRISON TREE SEAL, CABORT TREE PAINT, OR OTHER PRODUCT APPROVED BY LANDSCAPE ARCHITECT.
10. PLANTER BED EDGING SHALL BE 3/16" X 4" STEEL EDGING WITH MANUFACTURERS STANDARD GREEN FINISH.
I) MIXES:
1. PLANT BED MIX:
2. PLANT BED MIX (BACKFILL MIX) SHALL BE NEW EARTH'S 4 WAY MIX AS PRODUCED BY NEW EARTH LLC, PH 210-961-5188. DOCUMENTATION OF PURCHASE OF THIS SPECIFIC MIX SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT. IF EQUAL IS PROPOSED, CONTRACTOR SHALL SUBMIT SAMPLE AND COMPLETE ANALYSIS WITH TEST RESULTS AND METHOD OF PRODUCTION FOR EVALUATION AS AN EQUAL SUBSTITUTE.

PART 2 EXECUTION:

- 2.1 PREPARATION
LANDSCAPE CONTRACTOR SHALL REVEAL THE SITE AT APPROXIMATELY FINISH GRADE LESS ANY SETTLEMENT THAT MAY HAVE OCCURRED SINCE SITE CONSTRUCTION AND BACKFILLING. THIS GRADE SHALL BE ABLE TO REMOVE ALL DEBRIS INCLUDING STICKS, CLOGS, AND STONES AND SHALL BE FINE GRADED TO ELIMINATE ALL HUMPS, RUMPS, DEPRESSIONS AND ABRUPT CHANGES IN GRADE AND ANY AREA THAT COULD CAUSE WATER TO POND.
A) IF VEGETATION IS GROWING IN PLANTING/LAWN AREA, APPLY HERBICIDE AT RATES RECOMMENDED BY MANUFACTURER. ALLOW TO DIE, AND THEN GRUB OUT ROOTS TO MINIMUM 12 INCH DEPTH.
B) MARK LOCATION OF TREES AND OUTLINES OF PLANTS BEDS USING COLORED WOOD STAKES OR FLAGS PRIOR TO BEGINNING PLANTING; OBTAIN LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PROCEEDING.

- 2.2 PLANTING TREES AND SHRUBS
A) REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.
B) REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS; REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING PREVENT DAMAGE TO ROOTS.
C) REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAP TREES AFTER PLACEMENT.
D) PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. PULL ANY WEEDS GROWING IN TREE BALL AND EXPOSE ROOT FLARE. THIS WILL BE THE TOP MOST IDENTIFIABLE ROOT. REMOVE ANY GROUNDING ROOTS AND SET PLANT SO THAT ROOT FLARE IS 1" ABOVE FINISH GRADE. ORIENT PLANTS FOR BEST APPEARANCE. BACKFILL THE BOTTOM 1/3 OF THE EXCAVATION WITH SOIL. CUT FROM EXCAVATION OF PIT AND THOROUGHLY WATER THIS SOIL TO SETTLE IN. BACKFILL THE REMAINDER OF THE EXCAVATION WITH A 50/50 MIX OF NEW EARTH'S 4 WAY MIX AND NATIVE SOIL EXCAVATED FROM THE PIT. PLACE PLANT HEALTH CARE GROUP'S "TREE SAVER" IN BACKFILL AS PER P.H.C.G. DIRECTION AND APPLICATION RATES. LIGHTLY TAMP AND WATER SOIL TO REMOVE ALL AIR POCKETS. FOR PLANTS OUTSIDE OF PLANTING BEDS, CONSTRUCT 3 INCH HIGH WATER CONTAINMENT RING AROUND PLANT. SPREAD MULCH TO MINIMUM 4 INCH DEPTH OVER PLANT BASK.
E) ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILL AND STAKE AS DETAILED.
1. TWO TO THREE WEEKS FOLLOWING PLANTING, INJECT PLANT HEALTH CARE INJECTABLE INOCULANT AROUND ROOT BALL FOLLOWING MANUFACTURERS DIRECTIONS AND APPLICATION RATES. CONTACT LANDSCAPE ARCHITECT TO OBSERVE THIS OPERATION.
F) TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. TREAT CUTS OVER 3/4 INCH DIAMETER WITH TREE PAINT.
G) BRACE PLANTS OVER 65 GALLONS SIZE IMMEDIATELY AFTER PAINTING.
1. FOR TREES 2" CAL. AND GREATER PROVIDE STAKING AS DETAILED. POSITION TO PREVENT HAZARDOUS TO PEDESTRIANS.
2. DO NOT RESTRICT PLANT MOVEMENT UNDER LIGHT WIND LOADS OR DAMAGE BARK.

- 2.3 PLANTING MASS SHRUBS, GROUNDCOVERS, AND ANNUALS (SEE DETAILS)
A) EXCAVATE PLANT BED TO DEPTH AS DETAILED ON PLANS.
B) BACKFILL WITH SPECIFIED SOIL AND TAMP IN SPECIFIED PLANT HEALTH CARE'S "HEALTHY START 3-4-3" AT A RATE OF 25 LBS. PER CUBIC YARD OF PLANT BED MIX.
C) INSTALL METAL EDGINGS TO SEPARATE ALL PLANTER BEDS FROM TURF AND AT LOCATIONS INDICATED ON PLANS.
D) PLACE PLANTS IN STRAIGHT OR SPACED ROWS AT SPACING INDICATED ON DRAWINGS, TO UNIFORMLY FILL BEDS. USE TRIANGULAR SPACING METHOD UNLESS OTHERWISE INDICATED.
E) WATER PLANTS THOROUGHLY IMMEDIATELY AFTER PLANTING. REPAIR SETTLED AREAS.
F) ADJUST PLANT HEIGHT TO 1/2 INCH BELOW ADJACENT PAVING CURBS.
G) SPREAD MULCH TO MINIMUM 4 INCH DEPTH OVER PLANTING BEDS AS DETAILED.

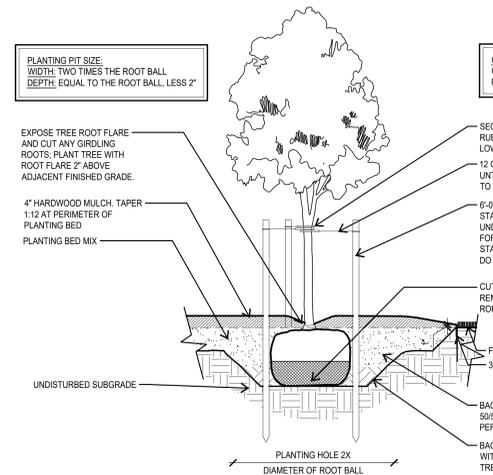
- 2.4 CLEANING AND ADJUSTING
A) REMOVE PLANT CONTAINERS, TRASH, RUBBISH, AND EXCESS SOILS FROM SITE DAILY AND AT COMPLETION OF TREE, SHRUBS AND GROUND-COVER STOCK GROWN IN CONTAINERS FROM SEEDING.
B) REPAIR RUTS, HOLES AND SCARS IN GROWING SURFACE.
2.4 LAWN APPLICATION (AT COMPLETION OF TREE, SHRUB AND GROUND-COVER PLANTINGS)
A) COORDINATION:
1. HYDROMULCH AND SOD AFTER TREE, SHRUB AND GROUND-COVER INSTALLATION IS COMPLETE.
2. CONTRACTOR TO COORDINATE WITH IRRIGATION CONTRACTOR TO INSURE FUNCTIONAL IRRIGATION SYSTEM PRIOR TO ANY LAWN INSTALLATION.
B) PREPARATION:
1. PRE-PLANT WEED CONTROL:
IF WEEDS EXIST WITHIN PROPOSED LANDSCAPE AREAS AT THE BEGINNING OF WORK, SPRAY WITH A NON SELECTIVE SYSTEMIC CONTACT HERBICIDE, AS RECOMMENDED AND APPLIED BY AN APPROVED LICENSED APPLICATOR. CLEAR AND REMOVE THESE EXISTING WEEDS UPON HERBICIDES COMPLETED ACTION BY GRUBBING OFF ALL PLANTS AT LEAST 1/2" BELOW THE SURFACE OF THE SOIL.
2. CONTRACTOR TO SCARP GROUND SURFACE TO A MINIMUM 2" DEPTH FOR ALL GRASSES AND REMOVE ALL STICKS, TRASH, ROCKS AND OTHER DEBRIS AND DISPOSE OFF SITE.
3. IF EXISTING SOIL IN AN AREA IS FOUND TO BE CONTAMINATED OR OTHERWISE UNSUITABLE, CONTRACTOR SHALL PROVIDE COST PER CUBIC YARD TO REPLACE WITH SOIL SUITABLE FOR TURF.
4. CONTRACTOR TO RAKE ENTIRE AREA, LEVELING ANY IMPERFECTIONS IN THE GRADE. LANDSCAPE CONTRACTOR TO ENSURE THAT THERE WILL BE POSITIVE DRAINAGE AND NO PONDING ON SITE. FINISHED GRADE OF LAWN AREAS TO BE 1/2" BELOW TOP OF CURBS, SIDEWALKS AND OTHER PAVEMENTS. REMOVE ANY LARGE (GREATER THAN 1") DIRT CLOGS, ROCKS, AND TRASH AND PREPARE A SMOOTH, LEVEL, LOOSE AND COARSE SURFACE. LANDSCAPE ARCHITECT TO APPROVE FINE GRADING PRIOR TO ANY LAWN INSTALLATION. LAWN BED SHALL BE MOIST (BUT NOT MUDDY) TO RECEIVE SEED AND SOIL.
C) HYDROMULCH APPLICATION:
1. FOR ALL HYDROMULCH AREAS, INSTALL SOD STRIPS OF BERMIUDA GRASS AT ALL BACKS OF CURBS WITHIN THE LIMITS OF CONSTRUCTION.
2. LAWN AREAS TO BE SEEDS IMMEDIATELY AFTER PREPARATION OF THE BED. APPLY A UNIFORM COAT OF HYDROMULCH AT THE RATES SPECIFIED BELOW:
A. SEED (REF. SCHEDULE, 1.6 H-3):
1. BERMIUDA (MULLED) 21 LBS./1,000 S.F.
2. ANNUAL RYE GRASS 8 LBS./1,000 S.F.
B. WOOD CELLULOSE FIBER MULCH - 60 LBS./1,000 S.F.
C. FERTILIZER "PHC FOR TURF" AT A RATE OF SEVEN (7) POUNDS PER 1,000 SQUARE FEET.
D. INCORPORATE A TACKIFIER WITH MULCH CAP DELAY IRRIGATION 8 HOURS TO PERMIT TACKIFIER TO SET.
3. SEED AREAS WITHIN SEEDING LIMITS INDICATED ON THE PLAN AND AREAS DISTURBED BY CONSTRUCTION OPERATIONS.
4. PROTECT EXISTING UTILITIES (INCLUDING IRRIGATION SYSTEM), PLANTING, PAVING, FENCING, AND OTHER SITE AMENITIES FROM DAMAGE CAUSED BY HYDROMULCHING OPERATION.
5. IMMEDIATELY FOLLOWING APPLICATION OF HYDROMULCH, THE CONTRACTOR SHALL WASH EXCESS HYDROMULCHING MATERIAL FROM PREVIOUSLY PLANTED MATERIAL, ARCHITECTURAL FEATURES, ETC., CARE SHALL BE EXERCISED TO AVOID WASHING OR ERODING MULCH MATERIALS FROM LAWN AREA.
6. UPON ESTABLISHMENT OF LAWN, APPLY A POST EMERGENT HERBICIDE FOR CONTROL OF NUT GRASS AND WEEDS. FERTILIZE AT 45 DAY INTERVALS WITH SPECIFIED PLANT HEALTH CARE GROUP'S FERTILIZER AT A RATE OF SEVEN (7) POUNDS PER 1,000 SQUARE FEET DURING AT 45 DAY INTERVALS DURING THE 90 DAY MAINTENANCE PERIOD.
7. DURING THE MONTHS OF OCTOBER THROUGH MARCH CONTRACTOR SHALL HYDROSEED ALL LAWN AREAS WITH ANNUAL RYE GRASS. THE CONTRACTOR SHALL RETURN TO THE SITE BETWEEN APRIL 1ST AND MAY 15 TO RE-PREPARE SEED BED AND FERTILIZER WITH BERMIUDA SEED IN ORDER TO ESTABLISH A PERMANENT TURF COVER IN ALL LAWN AREAS.

- D) SOD INSTALLATION:
1. INCORPORATE SPECIFIED LAWN FERTILIZER AT SEVEN (7) POUNDS PER 1,000 SQUARE FEET OF LAWN AREA FOR SOD.
2. PRE-EMERGE HERBICIDE APPLICATION APPLY RECOMMENDED HERBICIDE TO LABEL. INSTRUCTIONS IN TWO APPLICATIONS. THE FIRST APPLICATION WILL BE UP TO 10 DAYS PRIOR TO PLANTING. THE SECOND APPLICATION WILL BE 5 DAYS PRIOR TO PLANTING. USE CARE TO AVOID WIND DRIFT OR RUNOFF TO ADJACENT ORNAMENTAL TREE OR SHRUB PLANTINGS.
3. LAY SOD WITHIN 24 HOURS FROM TIME OF STRIPPING.
4. LAY SOD TO FORM SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING ADJACENT GRASS.
5. SOD PADS SHALL BE OF FULLEST SIZE POSSIBLE AND SOD SLIVERS WILL BE PERMITTED.
6. FINISHED GRADE OF NEW SOD SHALL BE FLUSH WITH ADJACENT LAWN AND PAVEMENT. ENSURE POSITIVE DRAINAGE.
7. ROLL ENTIRE SODDED AREA WITH SOD ROLLER. WATER SOD THOROUGHLY.
8. CONTRACTOR SHALL OVERSEED SOD AREAS WITH ANNUAL RYE GRASS IF LAWN INSTALLATION OCCURS SEPTEMBER 15 THROUGH APRIL 15 AT 8 LBS. 1,000 S.F.
9. SHOULD LAWN AREAS BE SEEDS WITH ANNUAL RYE GRASS THE CONTRACTOR SHALL RETURN TO THE SITE BETWEEN APRIL 15 AND MAY 15 TO RE-PREPARE SEED BED AND SEED WITH BERMIUDA.

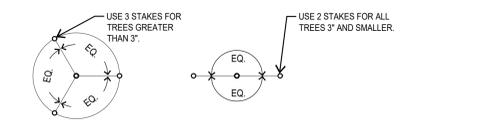
- 2.5 ACCEPTANCE
A) PRIOR TO SCHEDULING A SUBSTANTIAL COMPLETION INSPECTION LANDSCAPE CONTRACTOR SHALL THOROUGHLY CLEAN SITE OF ALL DEBRIS AND TRASH AND REPAIR ANY DAMAGE TO FINISH GRADE. WHEN LANDSCAPE WORK IS COMPLETE A SUBSTANTIAL COMPLETION INSPECTION WILL BE HELD FOLLOWING COMPLETION OF ANY PUNCH LIST ITEMS GENERATED FROM THE SUBSTANTIAL COMPLETION INSPECTION. A FINAL INSPECTION WILL BE HELD AND IF FOUND ACCEPTABLE A CERTIFICATE OF FINAL ACCEPTANCE WILL BE ISSUED.
LANDSCAPE CONTRACTOR SHALL CONTINUE MAINTENANCE UNTIL FINAL ACCEPTANCE AT WHICH TIME THE SPECIFIED MAINTENANCE PERIOD WILL BEGIN.
END OF SPECIFICATIONS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ORDINANCE	REMARKS
TREES							
	PM	11	PLATANUS MEXICANA	MEXICAN SYCAMORE	4" CAL.		SINGLE TRUNK CONTAINER GROWN; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	QMU	8	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	4" CAL.		SINGLE TRUNK CONTAINER GROWN; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	QP	6	QUERCUS POLYMORPHA	MONTEREY OAK	4" CAL.		SINGLE TRUNK CONTAINER GROWN; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	QP1	6	QUERCUS POLYMORPHA	MONTEREY OAK	4" CAL.		SINGLE TRUNK CONTAINER GROWN; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	QV	14	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	4" CAL.		SINGLE TRUNK CONTAINER GROWN; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	TM	2	TAXODIUM MUCRONATUM	MONTEZUMACYPRESS	4" CAL.		SINGLE TRUNK CONTAINER GROWN; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	UC	7	ULMUS CRASSIFOLIA	CEDAR ELM	4" CAL.		SINGLE TRUNK B&B; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
ORNAMENTAL TREES							
	CC	13	CERCIS CANADENSIS	EASTERN REDBUD	8' HT.		MULTI-TRUNK ; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	CLB	3	CHILOPSIS LINEARIS 'BUBBA'	BUBBA DESERT WILLOW	4" CAL.		SINGLE TRUNK CONTAINER GROWN; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	DT	6	DIOSPYROS TEXANA	TEXAS PERSIMMON	8' BTH		MULTI-TRUNK ; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	PTE	9	PARKINSONIA TEXANA	TEXAS PALO VERDE	8' HT.		MULTI-TRUNK ; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	SS	21	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	8' HT.		MULTI-TRUNK ; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
PALM TREES							
	SPL	26	SABAL PALMETTO	SABAL PALM	8' BTH	B&B	STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; DEBOTTED AND TRIM; HT REFERS TO TRUNK HT
SHRUBS							
	AQ	39	ANISACANTHUS QUADRIFIDIUS WRIGHTII	WRIGHT'S DESERT HONEYSUCKLE	5 GAL.		PLANT 48" O.C.
	CP	24	CAESALPINIA PULCHERRIMA	PRIDE OF BARBADOS	5 GAL.		DARK GREEN; FULL; PLANT 36" O.C.
	CA	30	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	5 GAL.		PLANT 48" O.C.
	COI	21	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	5 GAL.		PLANT 48" O.C.
	IN	56	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	5 GAL.		DARK GREEN; FULL; PLANT 60" O.C.
	JSP	21	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 GAL.		PLANT 36" O.C.
	LS	106	LEUCOPHYLLUM FRUTESCENS 'SILVERADO'	TEXAS SAGE	5 GAL.		DEEP SILVER GREEN; FULL; PLANT 48" O.C.
	MD	209	MALVAVISCUS DRUMMONDII	TURK'S CAP	5 GAL.		DARK GREEN; FULL; PLANT 36" O.C.
	MCR	54	MYRICA CERIFERA	WAX MYRTLE	5 GAL.		PLANT 24" O.C.
	PL	41	PAVONIA LASIOPETALA	ROCK ROSE	5 GAL.		DARK GREEN; FULL; PLANT 36" O.C.
	SF	4	SALVIA FARINACEA	MEALY SAGE	5 GAL.		PLANT 24" O.C.
	SG	42	SALVIA GREGGII	CHERRY SAGE	5 GAL.		DARK GREEN; FULL; PLANT 36" O.C.
	SSU	241	SCUTELLARIA SUFRUTESCENS	PINK SKULLCAP	5 GAL.		PLANT 24" O.C.
	TS	39	TECOMA STANS STANS 'GOLD STAR'	GOLD STAR YELLOW BELLS	5 GAL.		
GRASSES							
	BCU	223	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	5 GAL.		PLANT 18" O.C.
	CTX	42	CAREX TEXENSIS	TEXAS SEDGE	5 GAL.		
	CL	209	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	5 GAL.		DARK GREEN; FULL; PLANT 24" O.C.
	ML	153	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	5 GAL.		DARK GREEN; FULL; PLANT 48" O.C.
	NM	15	NOLINA MICRANTHA	BEARGRASS	5 GAL.		PLANT 48" O.C.
	SCP	34	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	5 GAL.		
GROUND COVERS							
	DG	186	DALEA GREGGII	TRAILING INDIGO BUSH	5 GAL.		PLANT 24" O.C.
	SP	100	SETCREASEA PALLIDA	PURPLE HEART VINE	1 GAL.		DARK GREEN; FULL; PLANT 36" O.C.
	WT	117	WEDELIA TEXANA	ORANGE ZEXMENIA	1 GAL.		DARK GREEN; FULL; 24" O.C.
PALMS							
	SM	67	SABAL MINOR	DWARF PALMETTO	7 GAL.		DARK GREEN; FULL; PLANT 48" O.C. OR AS SHOWN IN PLAN
SUCCULENTS							
	YR	33	YUCCA RUPICOLA	TWISTLEAF YUCCA	5 GAL.		
VINES							
	BC	28	BIGNONIA CAPREOLATA	CROSS VINE	5 GAL.		DARK GREEN; FULL; PLANT 24" O.C. OR AS SHOWN IN PLAN
	CR	14	CAMPISIS RADICANS	TRUMPET CREEPER	5 GAL.		DARK GREEN; FULL; PLANT 24" O.C. OR AS SHOWN IN PLAN
	FP	94	FICUS PUMILA	CREEPING FIG	5 GAL.		DARK GREEN; FULL; PLANT 24" O.C. OR AS SHOWN IN PLAN
	MR	3	MASCAGNIA MACROPTERA	BUTTERFLY VINE	5 GAL.		DARK GREEN; FULL; PLANT 24" O.C. OR AS SHOWN IN PLAN
	TJS	17	TRACHELOSPERMUM JASMINOIDES 'STAR'	STAR JASMINE	5 GAL.		DARK GREEN; FULL; PLANT 24" O.C. OR AS SHOWN IN PLAN



1 TYPICAL TREE PLANTING AT BED SECTION NOT TO SCALE



2 TYPICAL TREE STAKING PLAN NOT TO SCALE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	HA	HABITURF	LAWN	SOD	
	MB	MELAMPIDIUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL.	PLANT 18" O.C.
	PN2	PHYLA NODIFLORA	LIPPIA	1 GAL.	
	RIP	RIPAREAN PLANTING MIX	SEED MIX	SEED	NATIVE AMERICAN SEED COMPANY, UPPER SLOPE WILDFLOWER MIX ITEM: # 1815

3 TYPICAL SHRUB SPACING PLAN NOT TO SCALE

