

Landscape Requirements:

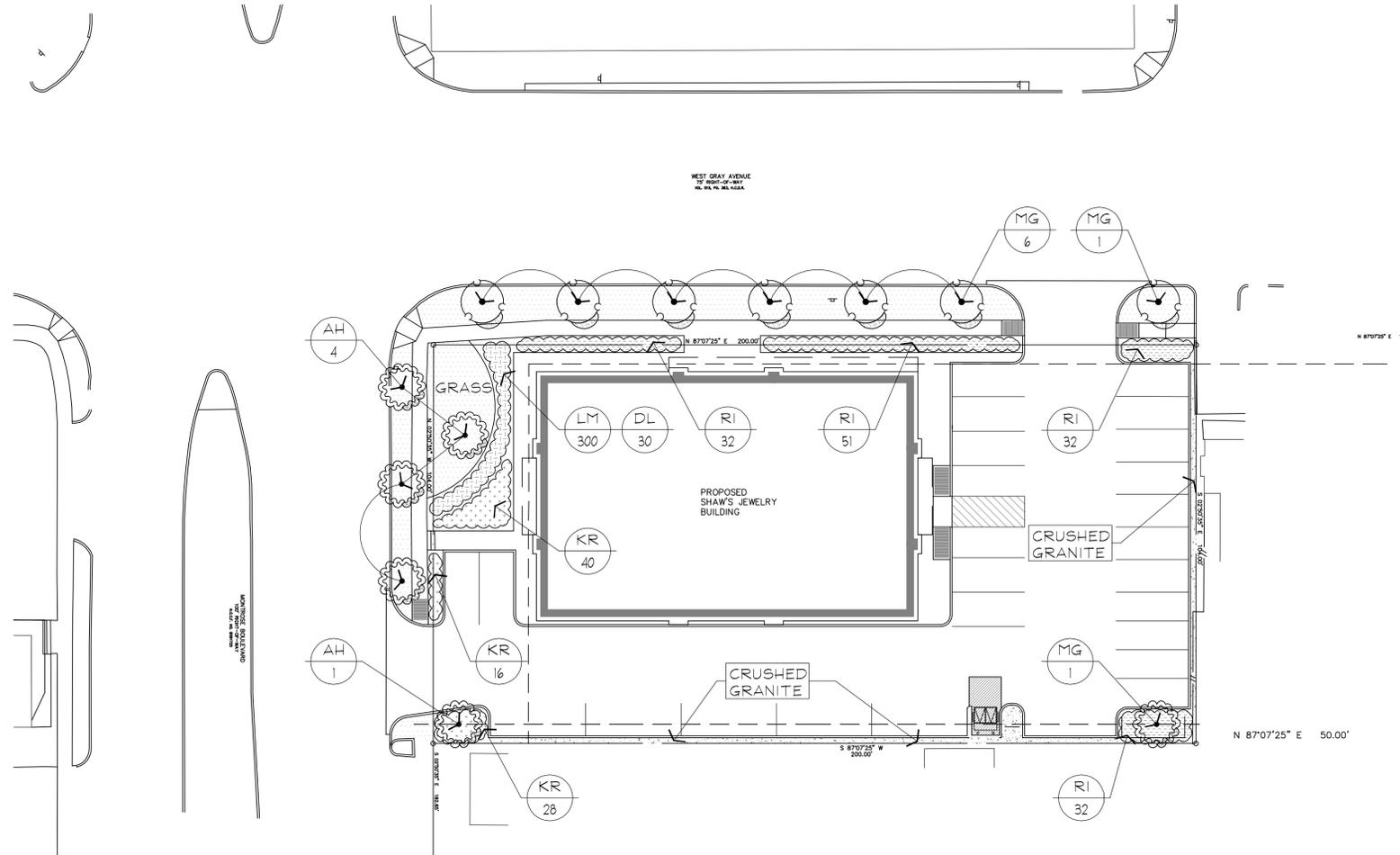
- Perform all work in accordance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide all inspections and permits required by Federal, State, and local authorities in supply, transportation, and installation of materials.
- The contractor shall be responsible for the verification of all underground utility lines (telephone, gas, water, electrical, cable, TV, etc.) and all overhead utility easements prior to start of any planting works.
- All plant materials shall possess the following minimum qualities:
 - Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of the project for at least twelve months.
 - All plants shall be heavy, symmetrical, tightly knit, so trained or favored for development and appearance as to be superior in form, number of branches, compactness, and symmetry.
 - Plants shall be sound, healthy and vigorous, well branched, and densely foliated when in leaf. They shall be free of disease, insects, pests, eggs, or larvae.
 - All plants shall be true of species and variety and shall conform to measurements (caliper size, trunk heights, spread) as specified on the drawings.
 - Container grown stock when specified shall have grown in the container in which delivered for at least six months, but not over two years. Samples must prove no rootbound conditions exist.
 - Caliper measurements shall be taken at a point on the trunk six inches (6") above natural ground line for trees up to four inches (4") in caliper.
 - All trees shall be staked by a minimum of two metal "T" stakes for single trunk trees and three stakes for all multi-trunk trees.
- Planting mix shall be thoroughly mixed in the following proportions:
 - Prepared soil as backfill for shade and ornamental trees shall be: 5 part clay loam topsoil + 2 part compost + 1 part sharp sand + 4 Lbs. Commercial fertilizer per CY Or 10 Lbs. Organic fertilizer.
 - Prepared soil as backfill for shrubs and groundcovers and seasonal colors shall be: 1 part enriched mulch + 1 part compost bark mulch + 1 part enriched topsoil + 1 part No. 1 Bank Sand + 3 Lbs. Time-released fertilizer, 14-14-14 per CY or 8 Lbs. Organic fertilizer.
- Excavation work and Surface drainage works shall conform to the following requirements:
 - Test drainage of plant beds and plant pits by filling with water twice in succession. Conditions permitting the retention of water for more than 24 hours shall be brought to the attention of the Owner.
 - Work shall include the final responsibility for proper surface drainage of planted areas. Any obstructions on the site, or prior work done by another part, which precludes establishing proper drainage shall be brought to the attention of the Owner in writing.
 - Excavate each tree hole 18" deep plus the depth of the tree container size (15 gal. Or 30 gal. Or 65 gal. Or 100 gal.).
 - Excavate entire shrub bed to a depth of 8" plus the depth of the shrub container size (5 gal.) unless noted as being pit planted on landscape legend.
 - Excavate entire groundcover bed to a depth of 6" plus the depth of the groundcover container size (4" pot or 1 gal.).
- Additional work requirements on landscape areas:
 - Prior to installation of any planting works (trees, shrubs, groundcover and grass works): apply "Round Up" in all planting areas to eradicate all weed growths on site.
 - Install weed control barriers in all trees, shrub and groundcover planting areas. Weed barrier fabric shall be black polypropylene sheet 27 mils thick, 4 oz/s.y. grab tensile strength per ASTM D-4632; 90 lbs. (machine direction) 50 lbs. (cross machine direction). Provide DeWitt "Weed Barrier" or approved substitute.
 - Edge all planting bed areas with Ryerson steel edging to clearly define the edge of the planting bed the start of the grass areas. Edging shall be Ryerson estate Curb, 1/8"x4" with new stakes free of rust.
 - Spread a minimum two inch layer of pine bark mulch overall shrub and groundcover bed areas.
- Landscape maintenance work by the Landscape Contractor after final acceptance shall include the following:
 - The maintenance period shall commence upon inspection and approval at Final Acceptance and shall be for a period of Thirty Days (30).
 - The landscape contractor shall coordinate the watering program for all the landscape work with the Owner.
 - Maintenance of new plantings shall consist of watering, cultivating, weeding, mulching, restaking, tightening and repair of guys; resetting plants for proper grades or upright position, and furnishing and application of pesticides/herbicides; sprays, and invigorants as are necessary to keep plantings free of insects and disease and in a thriving condition.
- Warranty Periods, Plant Guarantees, and Replacements:
 - Planting supplied shall be warranted to remain alive and healthy for a period of twelve months (12) after the date of Final Acceptance by Owner. Plants in an impaired, dead, or dying condition after initial acceptance or within 12 months shall be removed and replaced immediately to the satisfaction of the Owner.

Grass Hydromulching Work Requirements:

- Grass works:
 - Seed which has become wet, moldy and otherwise damaged in transit or in storage will not be acceptable.
 - All grass seed shall be fresh, re-cleaned grass seed of the latest crop, mixed in the following proportions by weight and meeting the accepted standards of pure live seed content, purity and germination.
 - Grass seed shall have the following minimum ratio:
 - Summer Mix:
 - Cynodon Dactylon (Hulled Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre.
 - Winter Mix:
 - Cynodon Dactylon (Unhulled - Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre. Annual Rye Grass or equal, 85% pure live seed at 175 Lbs. Pure live seed per acre.
 - Slurry Mix Component per Acre shall be Wood cellulose fiber mulch = 2,000 pounds + Grass Seed as specified + fertilizer (13-13-13) 800 pounds.
 - Hydromulched seeding on Prepared finished grades:
 - Install and spread out a minimum of one inch layer of topsoil over all areas to be hydromulched.
 - Bed preparation: Immediately after the finished grade has been approved, begin hydroseeding operation to reduce excessive weed growth and erosion.
 - Apply seed, fertilizer and mulch by spraying them on the previously prepared seedbeds in the form of an aqueous mixture and by using the methods and equipment described herein.
 - Particular care shall be exercised by the contractor to insure that the application is made uniformly and at the prescribed rate and to guard against miss and overlapped areas.
 - Where slope of areas to be grassed exceed a 3:1 H:V, an erosion control fabric shall be installed prior to hydromulching process.
 - Maintenance:
 - Maintenance shall consist of weeding, fertilizing, insect control, watering, replanting, mowing, maintaining of existing grades and repair of any erosion damages.
 - Guarantee growth and coverage of hydromulch planting shall be a minimum on ninety five percent 95% of the area planted will be covered with specified planting after sixty days with no bare spots visible.
 - Watering: Coordinate with the Owner to properly operate irrigation system to assure a regular, deep watering program.
- Inspection and Final Acceptance:
 - Final acceptance of lawn establishment shall mean that hydroseed areas are Ninety Five percent 95% uniform coverage of grass in excess of one inch height. No bare spots will be acceptable.

Landscape Legend:

Symbol	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
MG	8	Magnolia Grandiflora	Little Gem Magnolia	2" cal. min. 30 gal. container; 9' to 10' ht.
AH	6	Ilex Opaca	Savannah Magnolia	2" cal. min. 30 gal. container; 9' to 10' ht. TREE FORM
RI	147	Raphiolepis Indica	Clara Indian Hawthorn	5 gal. planted at 30" o.c.
KR	84	Rosa Radrazz	Knockout Roses	5 gal. planted at 30" O.C.
LM	300	Liriope Muscari	Big Blue Liriope	1 gal. planted at 12" o.c.
DL	30	Hemerocallis Sp	Daylilies	1 gal. planted at 24" o.c. within LM bed
Grass	Verify sf	Cynodon Dactylon	Common Bermuda	Hydromulched right of way areas.
Crushed Granite	Verify sf			Excavate areas to receive crushed granite to a depth of 3" and install weed control fabric prior to installing crushed granite materials.



CITY OF HOUSTON DEPARTMENT OF PLANNING & DEVELOPMENT LANDSCAPE ANALYSIS FORM

Non-Single Family Residential
(Staff may create an artificial lot)

- TREE AND SHRUB PLANTING REQUIREMENTS**
 - STREET TREES: Sec. 33-126 (a)**
Length of property line in lineal feet as measured along each street separately.

Street name	Lineal feet	Tree Planting Requirements	Equivalent Credits*	Total Trees Planted
West Gray	200.00 LF	10	n/a	7
Montrose	104.00 LF	3	n/a	3
		Total Street Trees: 10	n/a	10

*Maximum street tree credits can not exceed 50% of each block face.

- PARKING LOT TREES: Sec. 33-127 (a)**
50% of parking lot trees must be large trees. Each parking space must be within 120' of a tree.

Tree Planting Requirements for Parking Lots.

Total Number of Proposed Parking Spaces	# of Spaces	Tree Planting Requirements	Equivalent Credits	Large Trees	Small Trees	Total Trees Planted
25	25	3	n/a	4	n/a	4

- SHRUBS: Sec. 33-127 (b)**
75% of the shrubs must be planted along the perimeter of the parking lot. (Shrubs are required for new or the expanded portion of parking lots)

Shrubs Requirements:

Street Tree Planting Requirements	Requirements	Total shrub Requirements	Shrubs Provided
10	10x10 = 100	100	147

- LANDSCAPE BUFFER: Sec. 33-128 (1) Wood, concrete masonry opaque screening fence. (Min. 6') Sec. 33-128 (2) Evergreen screening.**

A 6' high wood, concrete masonry opaque screening fence, or 15' wide evergreen planting strip along the total length of property line adjacent to existing single family residential, or limit of expansion adjacent to existing single family residential. (Site plan must show land use on all sides of the property).

CREDITS WORKSHEET Sec. 33-123 (a) Tree Planting Equivalency Credits

1. Number of proposed trees exceeding 4" in caliper (not applicable). Each 4" trees is two (2) credit.	Street		Parking	
	n/a	n/a	n/a	n/a
2. Depositing of monies with parks and Recreation Departments. \$ 155.00 per tree. Proposed credits cannot exceed 30% of tree planting requirements above. Amount to be deposited: Proposed Credits x \$155.00 = \$_____ (The combined credits under items 1 & 2 may not exceed 50% of total tree planting requirements.)	n/a	n/a	n/a	n/a
3. Preservation of on-site trees, per the following schedule in caliper: Minimum 4" to 6" 2 Trees Greater than 6" but less than 12" 3 Trees 12" and greater 4 Trees Total number of tree credits for this option _____ trees.	n/a	n/a	n/a	n/a
4. Credit for preserving existing right of way street trees.	n/a	n/a	n/a	n/a
5. Proposed total number of tree credits. (to receive credits, documentations must be provided in conformance to section 33-122).	n/a	n/a	n/a	n/a

Owner's Responsibility For Maintenance
Client acknowledges and agrees that proper Project maintenance is required after the Project is complete. A lack of or improper maintenance in areas such as, but not limited to, operation and maintenance of automatic irrigation system, all site drainage and all planting materials maintenance may result in damage to property or persons. Client further acknowledges that he is solely responsible for the results of any lack of or improper maintenance.
Landscape Contractor's Responsibilities:
All drainage (surface and subsurface) of all landscape areas within the project limits shall be the responsibility of the installing landscape contractor and landscape maintenance company. All grading of areas along all building areas must absolutely have positive slope away from building. In no case shall any plant bed be constructed along edge of building that will impede water flow away from building. If planting beds are located at edges of building, landscape contractor shall make sure that these areas drain properly (surface and subsurface-wise). Contractor shall install moisture barrier along building as necessary to keep water from penetrating underneath building slab.
REFER TO FINISHED GRADES SHOWN ON PROJECT CIVIL GRADING PLAN. IT WILL REPRESENT FINAL ELEVATIONS. CARE SHOULD BE TAKEN BY THE LANDSCAPE CONTRACTOR NOT TO INCREASE THESE FINISHED GRADES WITH LANDSCAPING OR OTHER ALTERATIONS. THE THICKNESS OF SOIL, GRASS AND LANDSCAPING MATERIALS SHOULD BE DEDUCTED FROM THE FINISHED GRADE ELEVATIONS IN THESE CIVIL GRADING PLANS IN ORDER TO DETERMINE THE GROUND ELEVATIONS DURING CONSTRUCTION.

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PROJECT
Shaw's Jewelers
West Gray
West Gray Street
Houston, Texas

Shaw's Jewelers
1014 West Gray Street
Houston, Texas 77019

DATE 08.31.2011
PROJECT NO. 1102100
DRAWN BY
CHECKED BY

LANDSCAPE PLAN
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