SCHLOTZSKY'S in VICTORY LAKES TOWN CENTER

TRACT '7B'

1635 FM 646 LEAGUE CITY, TEXAS 77573

OWNER	SHEET INDEX
SK FUND LLC 14914 LIMBER OAK HOUSTON, TEXAS 77082 Phone: (713) 857-6332 Fax: (713) 661-2891	- COVER SHEET
<u>Contacts:</u> SUN HEE AHN	
ARCHITECT	Architectural
WOO ASSOCIATES, LLC 13734 BRANFORD GREEN DR. HOUSTON, TEXAS 77083 Phone: (832) 228-8128 Fax: (281) 530-3192	A0.0 CODE/ADA A2.0 FLOOR PLAN A2.1 FINISH FLOOR PLAN A2.2 SCHEDULES & MILLWORK DETAILS A2.3 REFLECTED CEILING PLAN
<u>Contacts:</u> Kay Woo	A2.4 ROOF PLAN SHOP COOLER INFO A3.0 EXTERIOR ELEVATIONS
CIVIL ENGINEER	A3.1 EXTERIOR ELEVATIONS A4.0 BUILDING SECTIONS A5.0 INTERIOR ELEVATIONS
HRS AND ASSOCIATES 8318 IVAN REID DRIVE HOUSTON, TEXAS 77040 Phone: (713) 466-9776 Fax: (713) 466-3299	A6.0 WALL SECTIONS A7.0 MISC. DETAILS A7.1 MILL WORK
<u>Contacts:</u> Hamid R. Shotorbani	Mechanical, Electrical & Plumbing
PARAMOUNT ENGINEERING LLC 7322 SOUTHWEST FREEWAY SUITE 1050 HOUSTON, TEXAS 77074 Phone: (713) 272-7184 Fax: (713) 995-4744 Contact:	E.01 LIGHTING PLAN E.02 POWER PLAN E.03 EXTERIOR ELECTRICAL PLAN & PANEL SCHEDULES M.01 MECHANICAL PLAN M.02 MECHANICAL DETAILS & NOTES M.03 HOOD DETAILS & NOTES M.04 HOOD INFORMATION P.01 PLUMBING PLAN & NOTES P.02 PLUMBING RISE DIAGRAM, DETAILS & NOTES P.03 GREASE INTERCEPTOR & SAMPLE WELL DRTAILS
MOHAMMAD MURZA	Structural
TRIMCOS 11222 RICHMOND AVE. SUITE 225 HOUSTON, TEXAS 77082 Phone: (281) 558-9696 Fax: (281) 558-9595	S.1 FOUNDATION PLAN & NOTES S.2 FOUNDATION DETAILS S.3 ROOF FRAMING PLAN S.4 SECTIONS S.5 STRUCTURAL NOTES

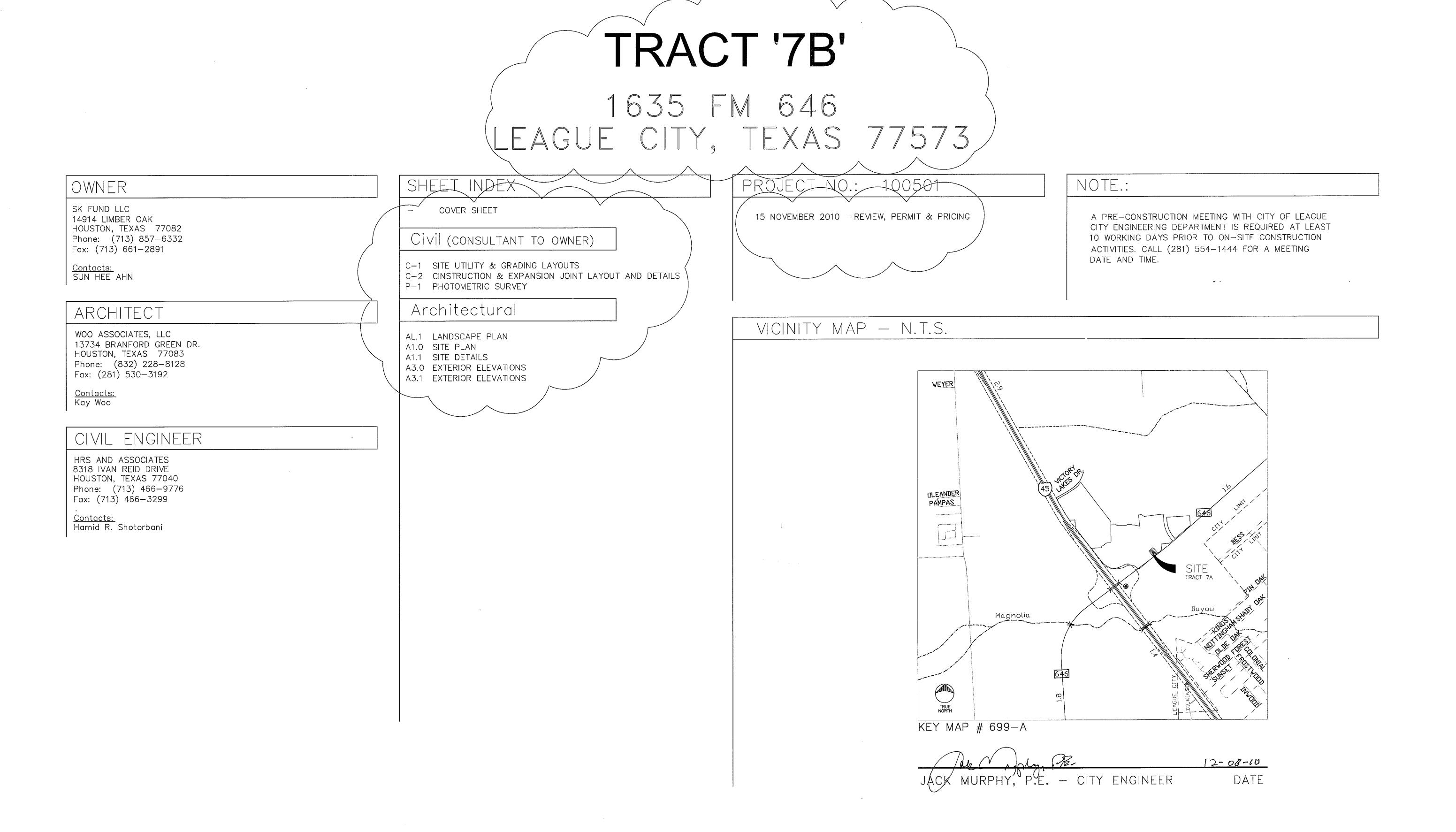
NOTE .: PROJECT NO.: 100501 22 OCTOBER 2010 - REVIEW, PERMIT & PRICING 10 WORKING DAYS PRIOR TO ON-SITE CONSTRUCTION ACTIVITIES. CALL (281) 554-1444 FOR A MEETING DATE AND TIME. VICINITY MAP - N.T.S.

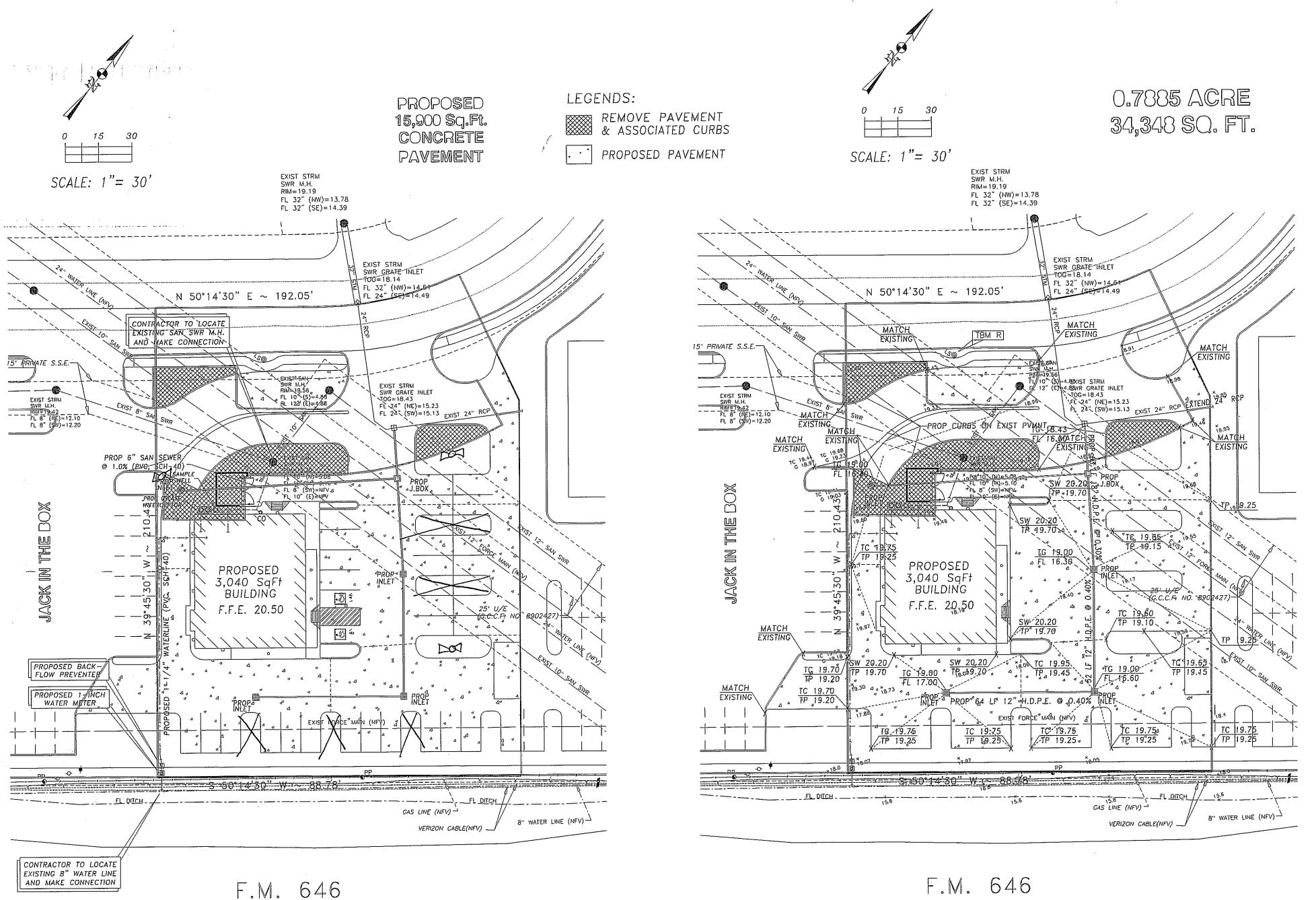
KEY MAP # 699-A

JACK MURPHY, P.E. - CITY ENGINEER

DATE

SCHLOTZSKY'S in VICTORY LAKES TOWN CENTER





F.M. 646

SITE UTILITY LAYOUT

SCALE: 1"= 30'

PROPERTY LINE
OR EASEMENT LINE

- EXPANTION JOINT

6"RISER PIPE WITH CAP GLUED-

IN PLACE 18" TO 24" ABOVE

GROUND (BY CONTRACTOR)

CAST IRON CLEAN OUT COVER & BOOT (EJIW 8475Z) SET FLUSH BY PLUMBER IN CONC. KNOCK-

CLEAN OUT CAP TO BE SET 2" MIN-

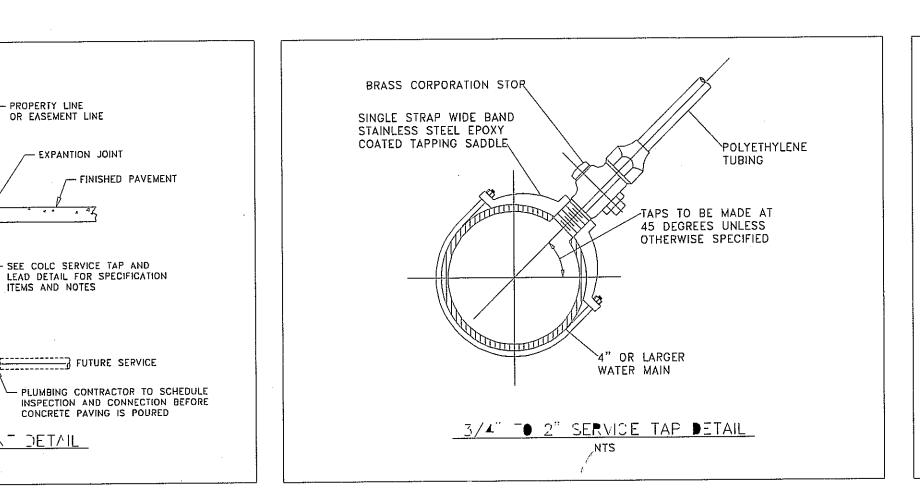
CLEAR OUT IN PAVEVERT DETAIL

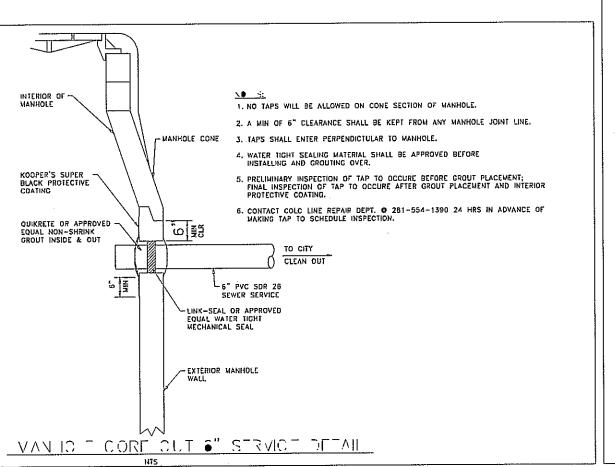
TO 3" MAX ABOVE BOTTOM OF BOOT

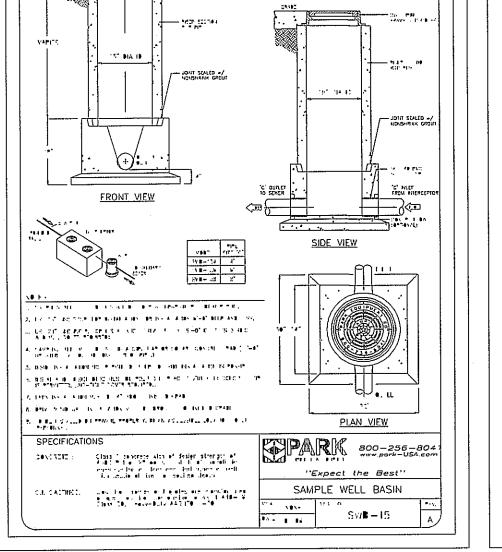
OUT (30"x20"x10")

SITE GRADING LAYOUT

SCALE: 1"= 30'







LEGAL DESCRIPTION:

LOT 2, BLOCK 1, VICTORY LAKES TOWN CENTER, SECTION ONE, FILM CODE NUMBER 2006A/207 MAP RECORDS, GALVESTON COUNTY, TEXAS

REFERENCE BENCHMARK

HGCSD 57 (NGS PID AW5499)

Elevation: 12.23 FT

1987 Adjustment - Texas South Central / NGVD 29

Description:

LEGENDS:

Flow Line

Top of Slab

Type "A" Inlet

Type "D" Inlet

Direction of Flow

Pavement Edge

Ground Elevation

TC 19.75
TP 19.25 X Proposed Elevation

FL 16.10 Proposed Flow Line

Finished Grade

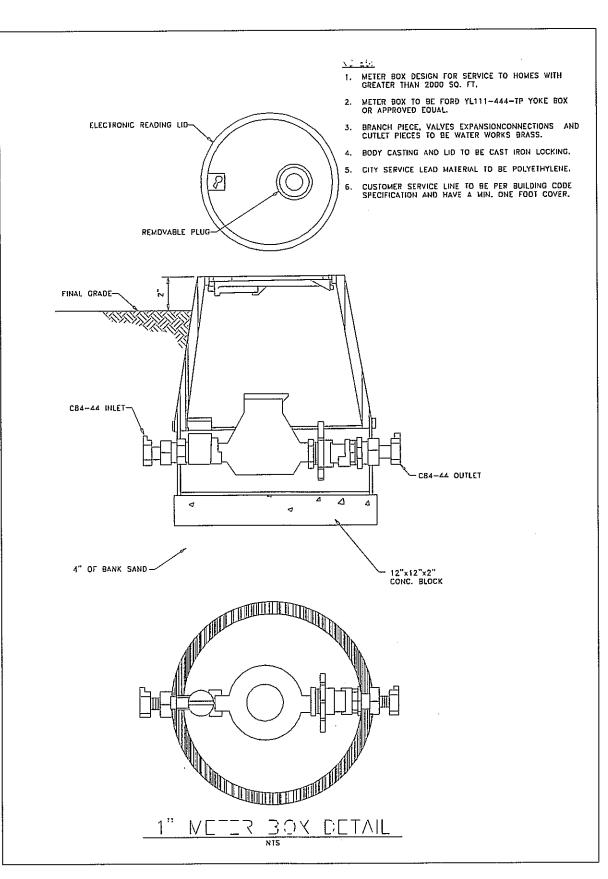
A STAINLESS STEEL ROD INSIDE OF A ONE-INCH PVC SLEEVE ENCASED IN A 5-INCH PVC PIPE WITH CAP STAMPED "HGCSD 57 1987" AT THE INTERSECTION OF NEVADA STREET AND TERMINI STREET AT THE POST OFFICE IN DICKINSON, TEEXAS

TEMPORARY BENCHMARKS

TBM R: NORTH BOLT ON LIGHT STANDARD. ELEVATION = 22.17'

FLOOD PLAIN NOTE:

This Property lies within "Zone X" areas determined to be OUTSIDE the 100-year floodplain, according to the "Flood Insurance Rate Map" No.485488-0030-E, Effective Date: September 22, 1999. The nearest 100-Year BFE is 12.0 Feet.

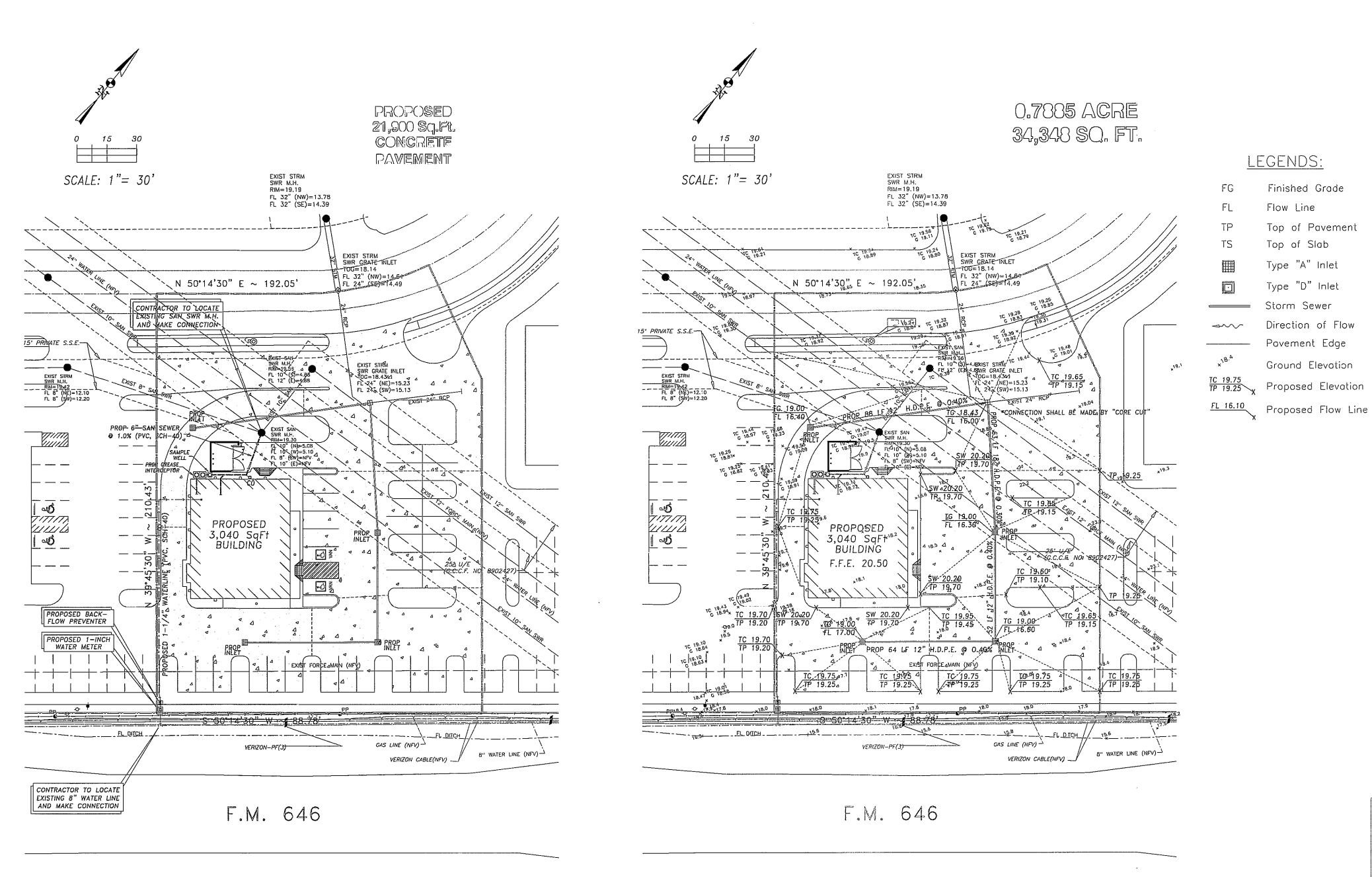


eag

Seal: Signature:

SITE UTILITY & GRADING LAYOUTS

SCALE: 1"= 30' PROJ. NO. 2010-0702 SHEET 1 OF 2

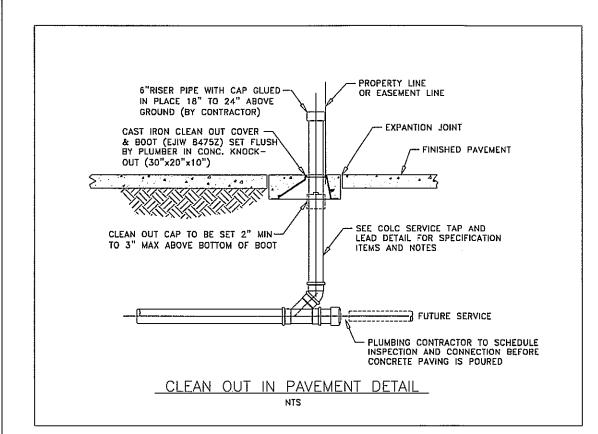


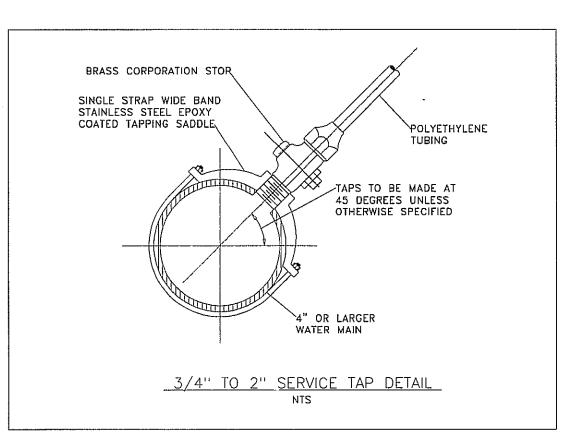
SITE UTILITY LAYOUT

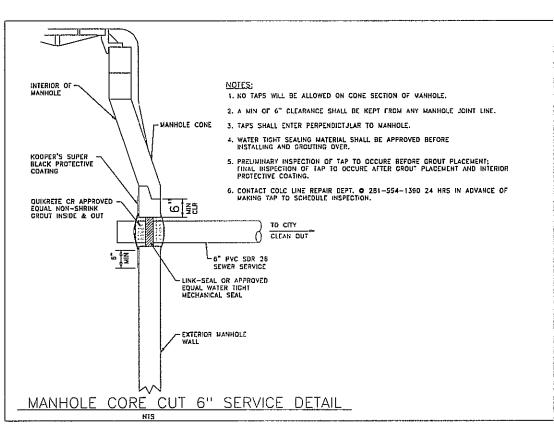
SCALE: 1"= 30'

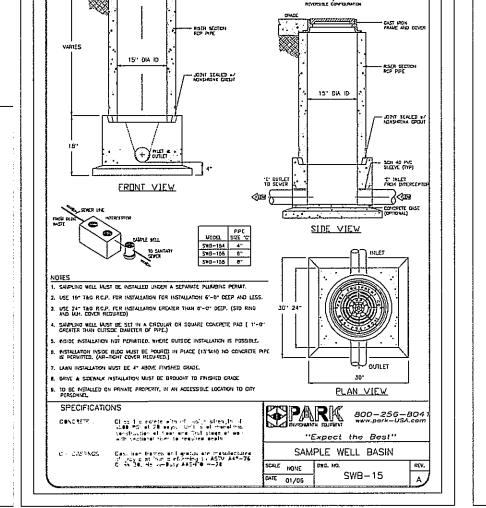
SITE GRADING LAYOUT

SCALE: 1"= 30'









LEGAL DESCRIPTION:

LOT 2, BLOCK 1, VICTORY LAKES TOWN CENTER, SECTION ONE, FILM CODE NUMBER 2006A/207 MAP RECORDS, GALVESTON COUNTY, TEXAS

REFERENCE BENCHMARK

HGCSD 57 (NGS PID AW5499)

Elevation: 12.23 FT 1987 Adjustment - Texas South Central / NGVD 29

Description:

Finished Grade

Top of Slab

Type "A" Inlet

Type "D" Inlet

Povement Edge

Ground Elevation

A STAINLESS STEEL ROD INSIDE OF A ONE-INCH PVC SLEEVE ENCASED IN A 5-INCH PVC PIPE WITH CAP STAMPED "HGCSD 57 1987" AT THE INTERSECTION OF NEVADA STREET AND TERMINI STREET AT THE POST OFFICE IN DICKINSON, TEEXAS

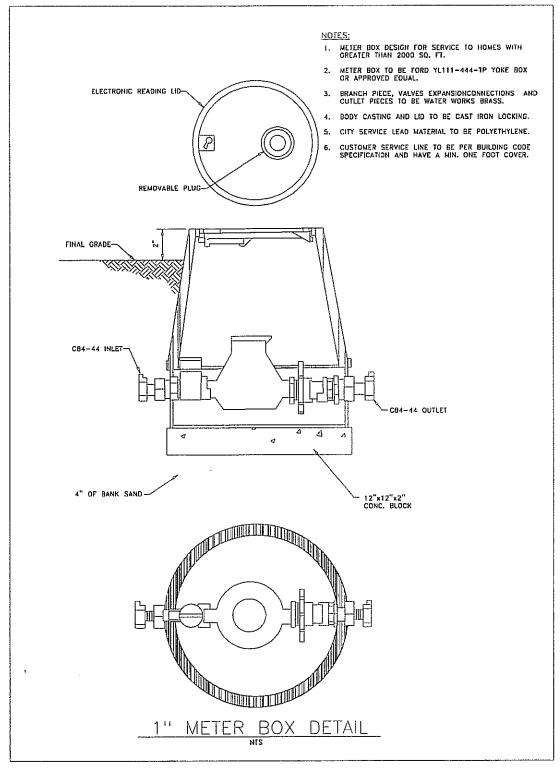
TEMPORARY BENCHMARKS

TBM R:

NORTH BOLT ON LIGHT STANDARD. **ELEVATION = 22.17'**

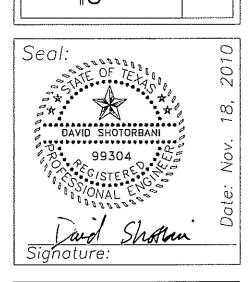
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RESTAURANT PROPOSED

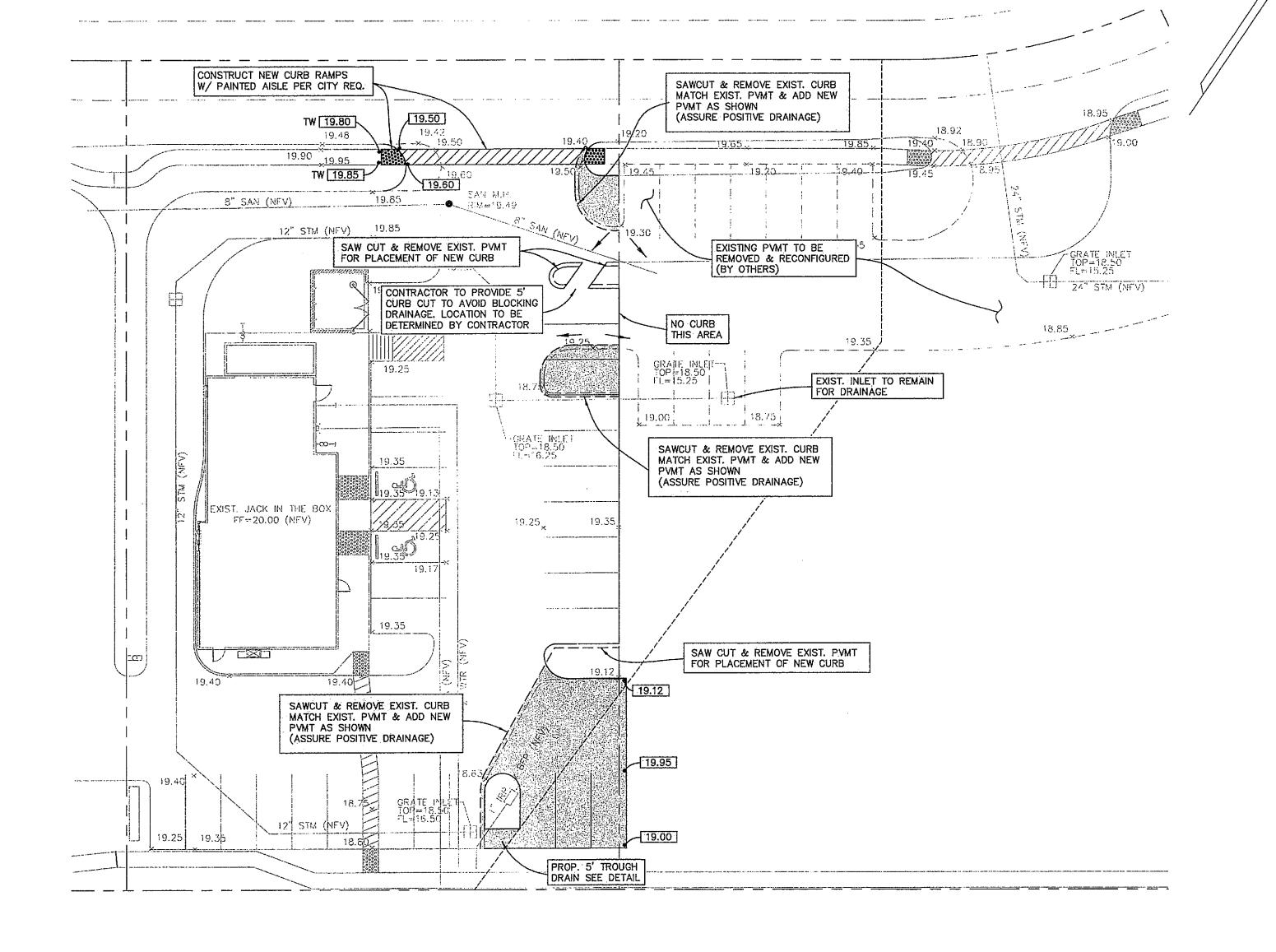
SCHLOTZSKY'S



	 	 	 	,—
DATE				Oct. 7, 2010
REVISION				1 REVISED PER CITY OF LEAGUE CITY COMMENTS. Oct. 7, 2010
O N				

SITE UTILITY & GRADING LAYOUTS

SCALE: 1"= 30' PROJ. NO. 2010-0702 SHEET 1 OF 2



F.M. 646

The second secon

PROFILE PLAN CURB CUI TROUGH DE ALL N.T.S.

> CONTRACTOR SHALL ALSO COORDINATE WITH SOILS REPORT FOR ALL REQUIRED FILL, COMPACTION AND LIME STABILIZATION UNDER PROPOSED PAVING SECTIONS.

NOTE: A ALL ISLANDS TO BE RAISED ABOVE TOP OF CURB FOR DRAINAGE COORD W/ LANDSCAPE DWGS FOR RQMTS.

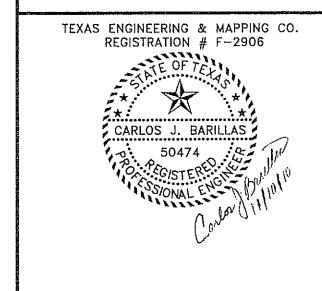
ALL SIDEWALKS SHALL HAVE A
MAXIMUM CROSS SLOPE OF
2.00% PER ADA REQUIREMENTS.

TO ALL INLETS

CONTRACTOR TO FIELD VERIFY ALL CRITICAL EXISTING ELEV'S, LOCATION AND FLOWLINES OF EXISTING STORM SEWER AND SANITARY SEWER. BEFORE COMMENCING ANY CONSTRUCTION.

CONTRACTOR TO ASSURE POSITIVE DRAINAGE AROUND ALL ISLAND

EXISTING ELEVATIONS & UTILITIES SHOWN ARE FROM ORIGINAL DESIGN PLANS & HAVE NOT BEEN FIELD VERIFY ALL EXISTING CONDITIONS TO ASSURE NO CONFLICTS EXIST.



LEGEND

EXISTING ELEV. PER PLANS (NFV)

NEW PAVEMENT AREAS

71.20 TOP OF PAVEMENT

TW 69.80 TOP OF WALK ELEV.

DRAINAGE FLOW

MODIFICATION

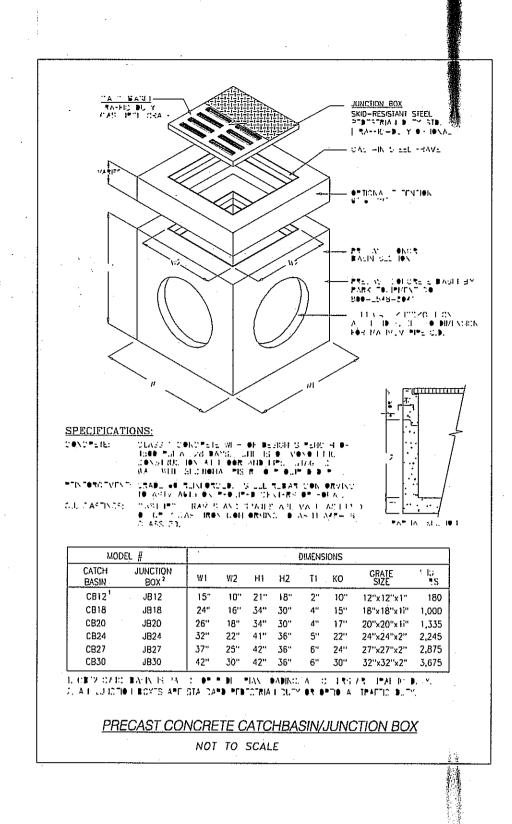
TOWN

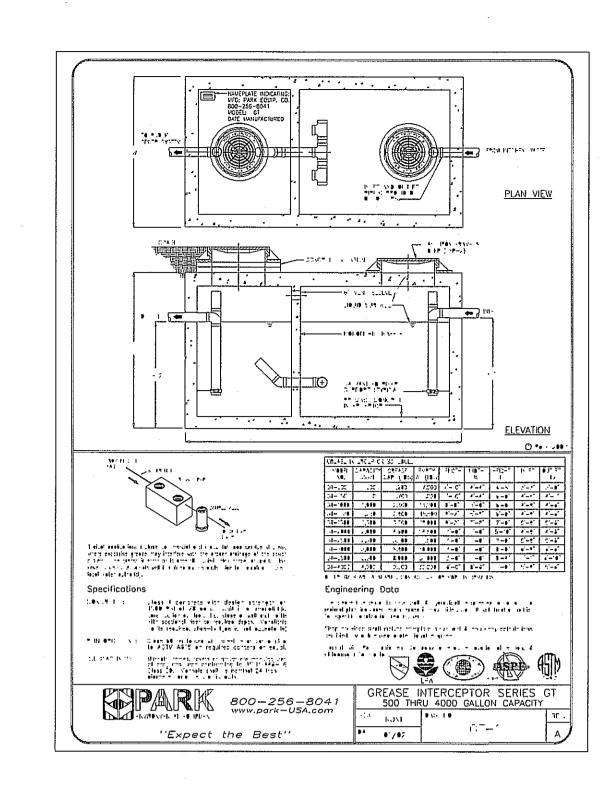
TEXAS ENGINEERING AND MAPPING 12810 CENTURY DRIVE STAFFORD, TEXAS 77477 PHONE: (281) 491-2525 FAX: (281) 491-2535

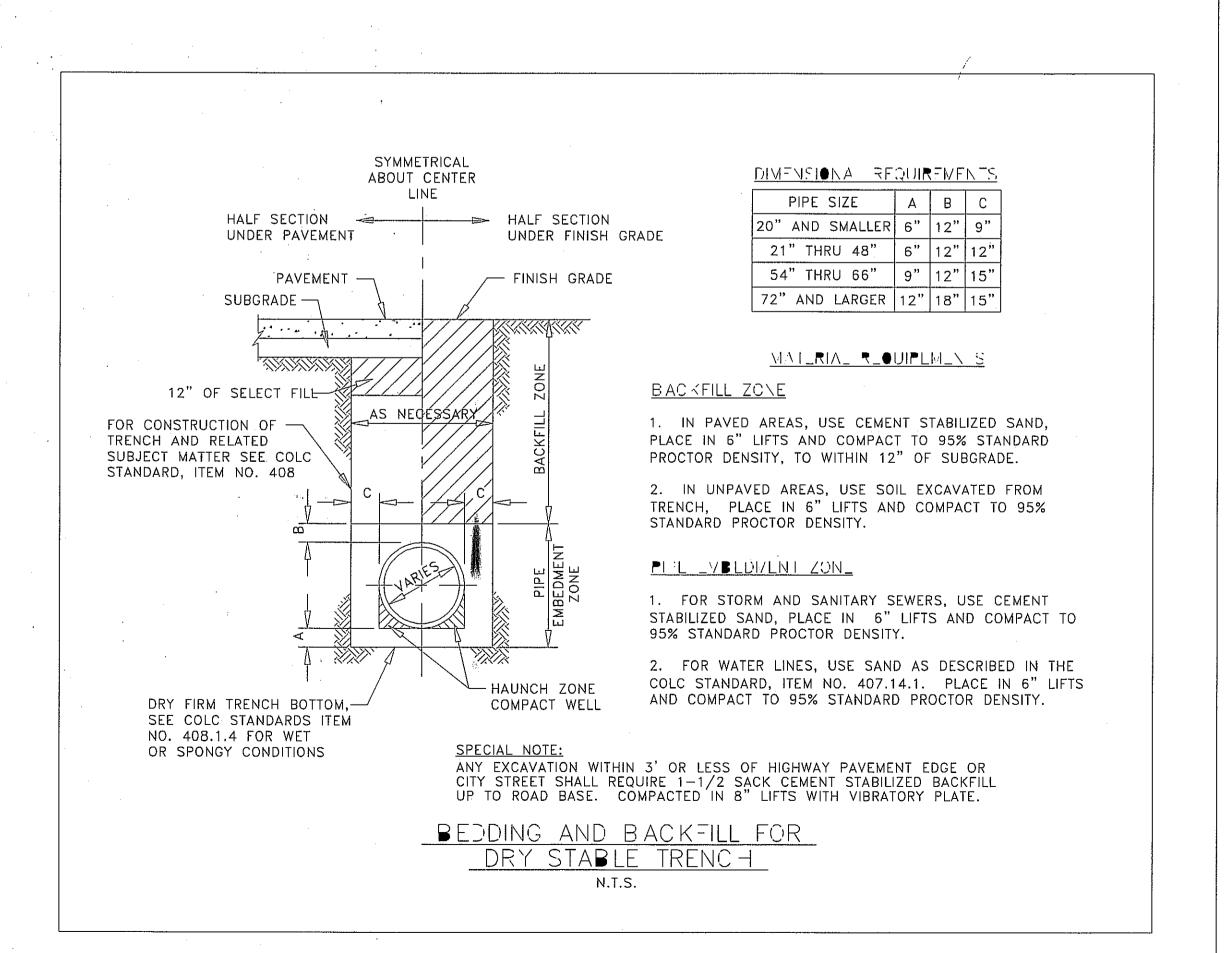
RSS DRAWN BY: 11/10/10 DATE: 356-980 JOB NO: REVISION DATE: N/A

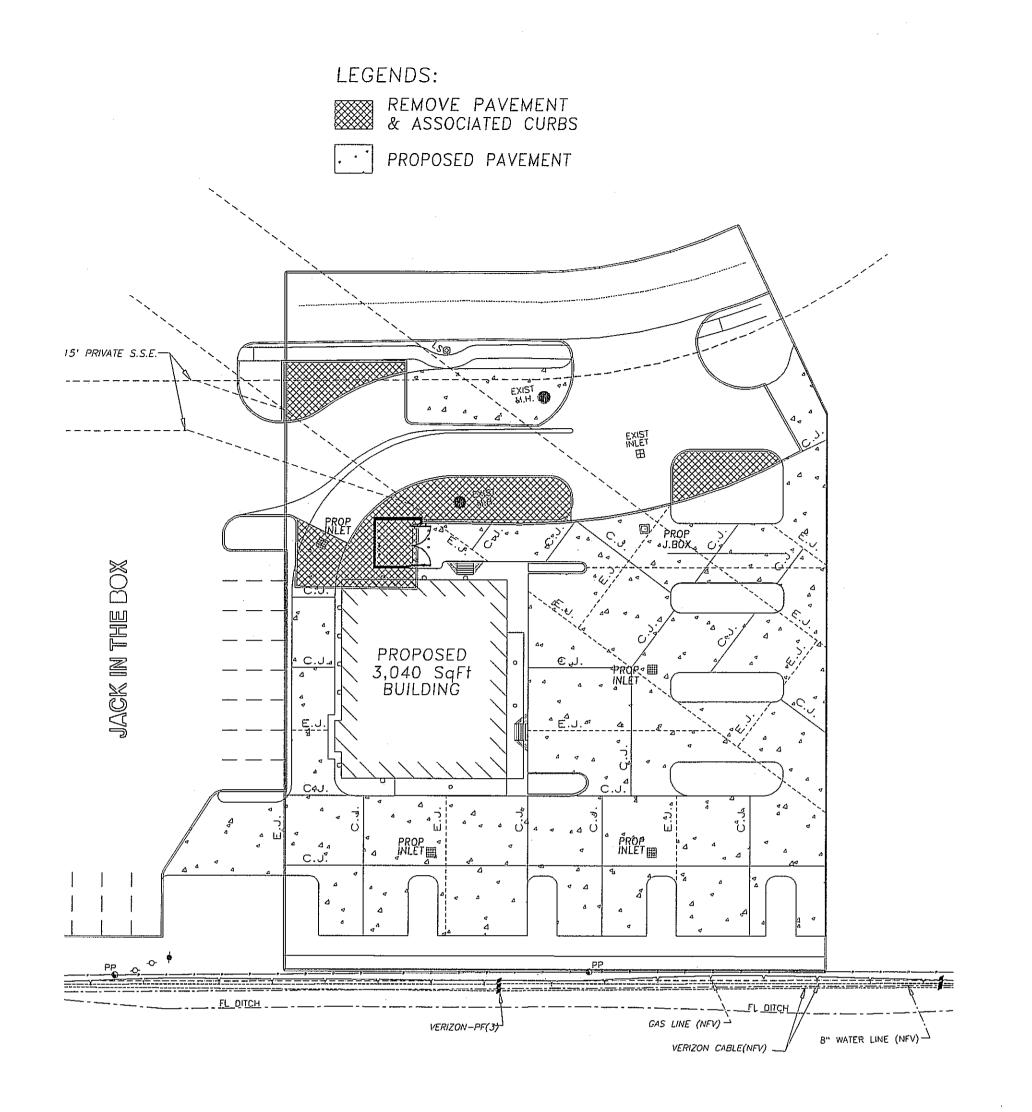
GRADING & DRAINAGE

GRADING & DRAINAGE JOB NO: 356-980









F.M. 646

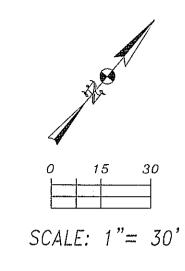
CONSTRUCTION & EXPANSION JOINT LAYOUT

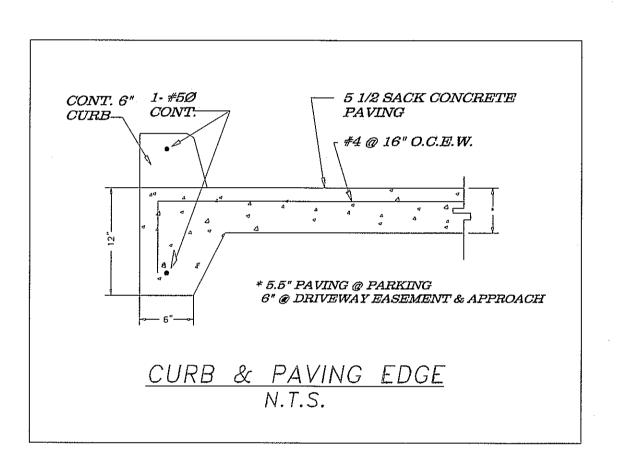
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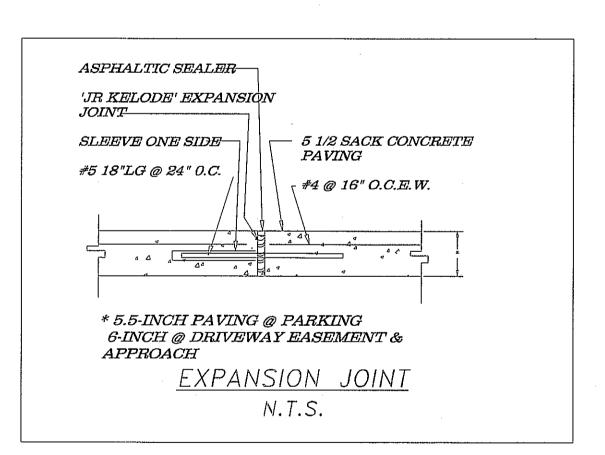
LEGENDS:

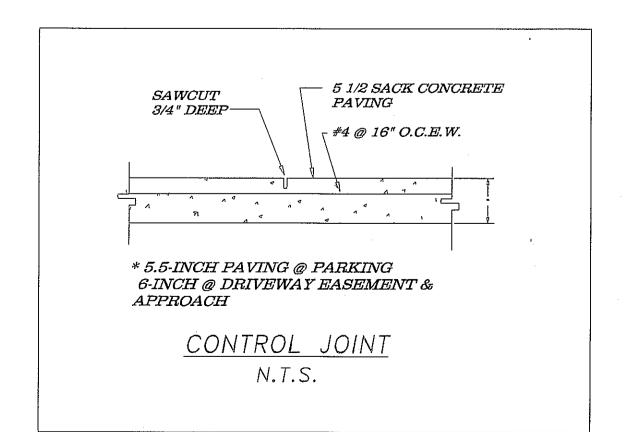
EXPANSION JOINT (E.J.)

CONTROL JOINT (C.J.)









646, EAST OF IH-45 e City, Texas 77573 OSED RESTAURANT

eagu

affic Engineering, and Consulting

113) 466-9776

1 466-3299

1 466-3299

1 Fexas 77040-1509

1 AME: HRS and Associates

Seal:

NO REVISION DATE

1 REVISED E.J. & C.J. PER SHEET C-1 CHANGES. Jan. 17, 201

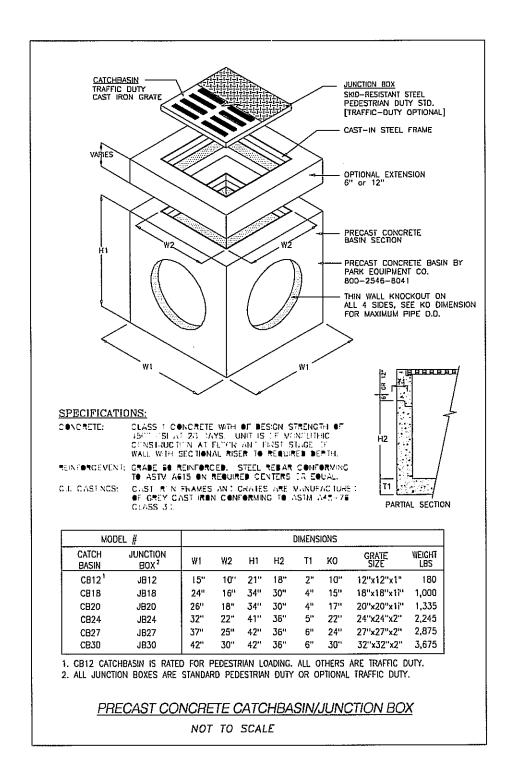
O COMPLETED CONSTRUCTION & EXPANSION JOINT LAYOUT Oct. 7, 2010

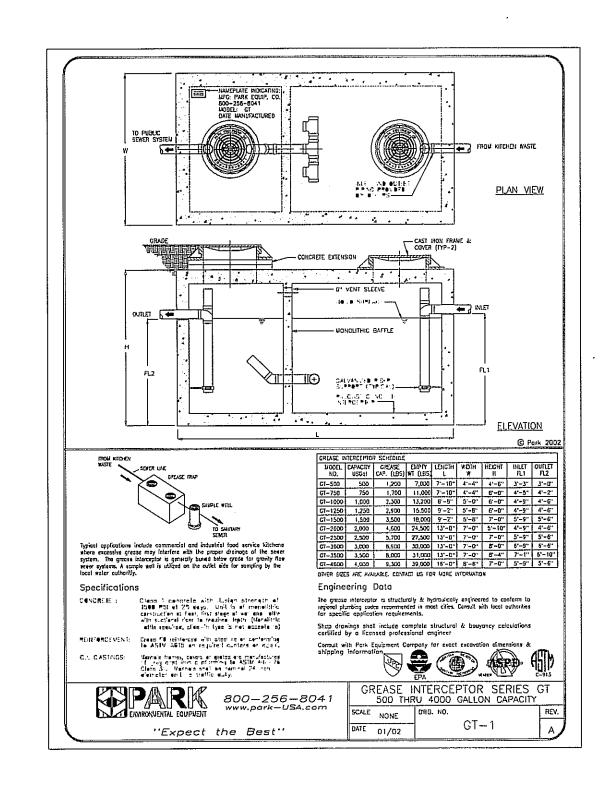
CONSTRUCTION & EXPANSION JOINT LAYOUT & DETAILS

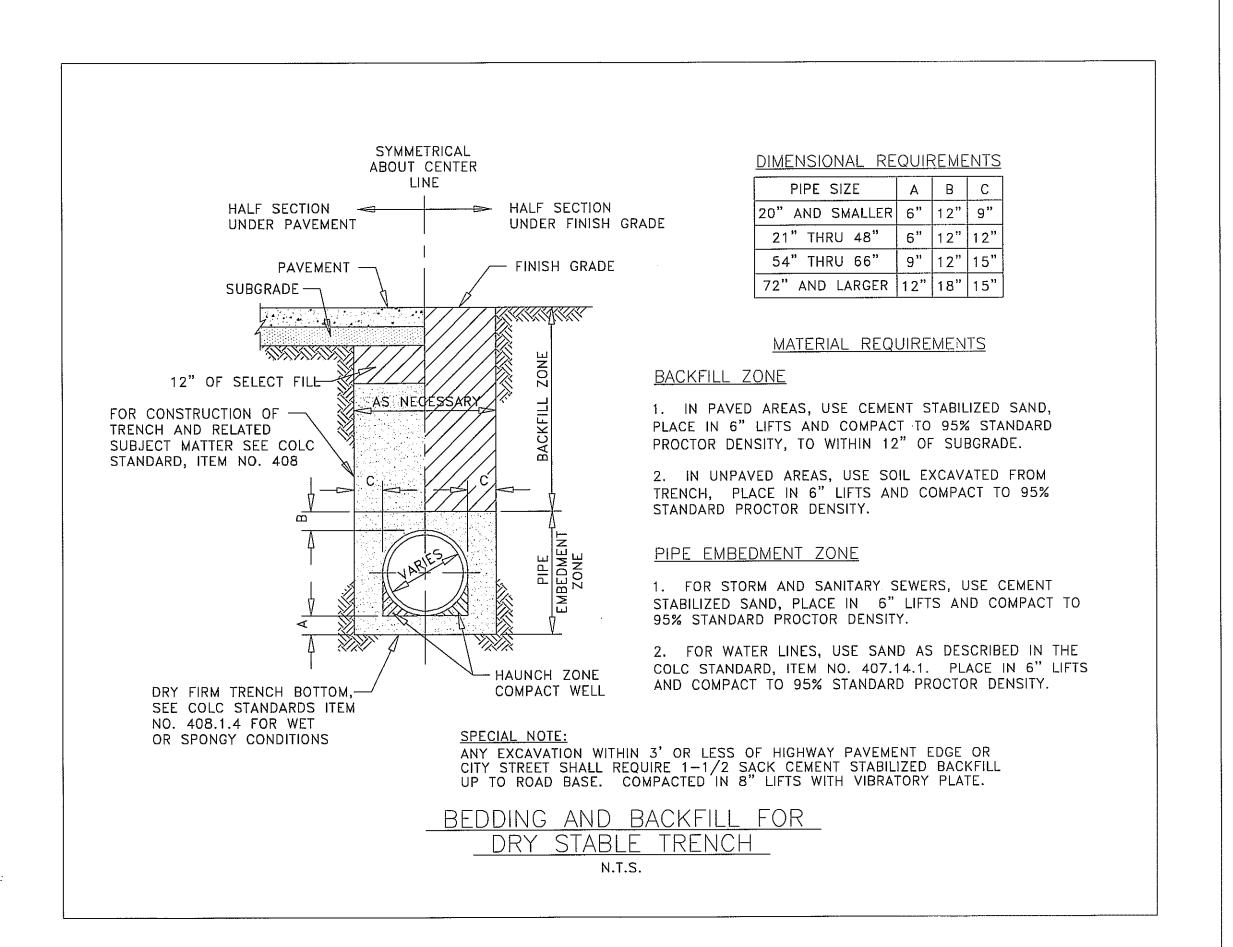
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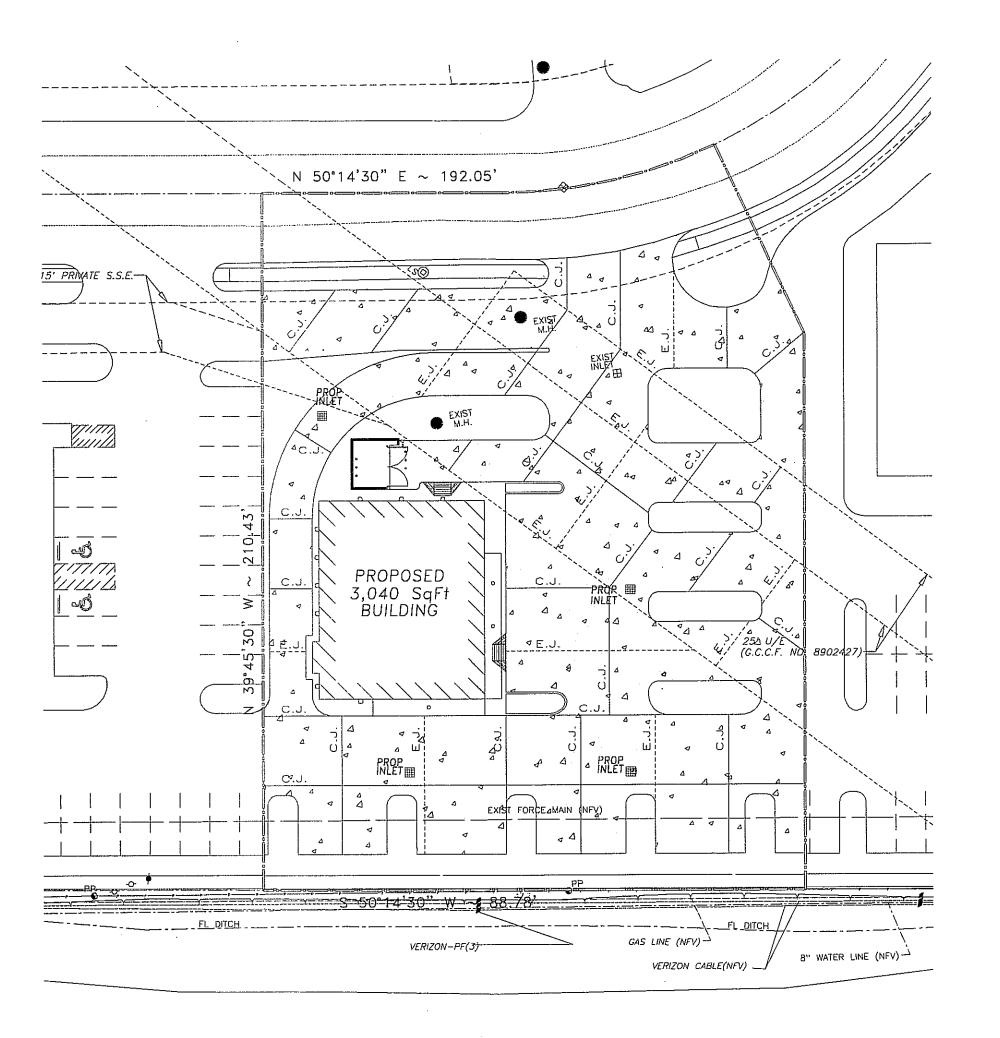
PROJ. NO. 2010-0702 SHEET 2 OF 2

C-2









F.M. 646

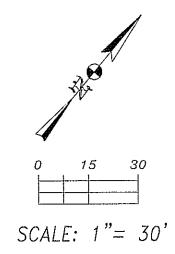
CONSTRUCTION & EXPANSION JOINT LAYOUT

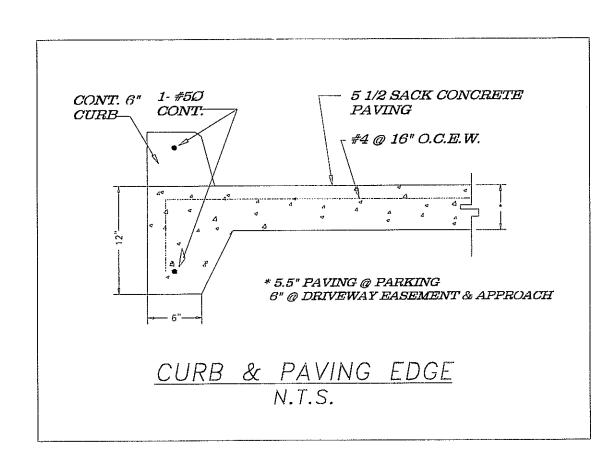
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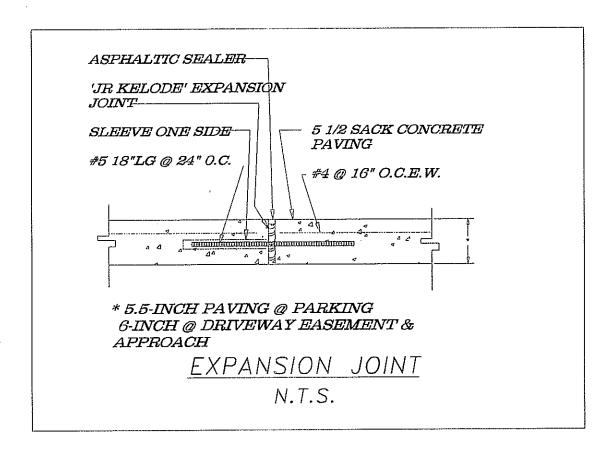
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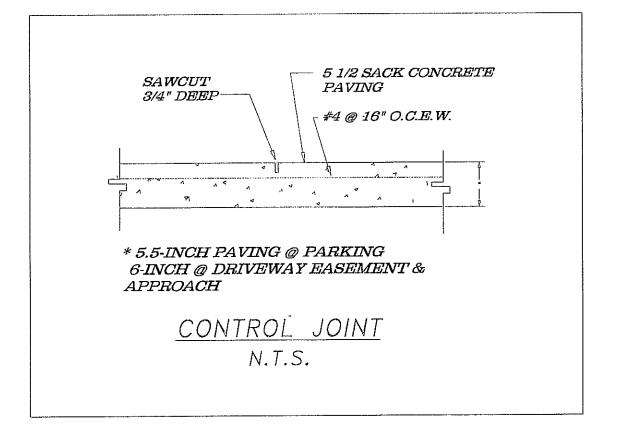
EXPANSION JOINT (E.J.)

---- CONTROL JOINT (C.J.)

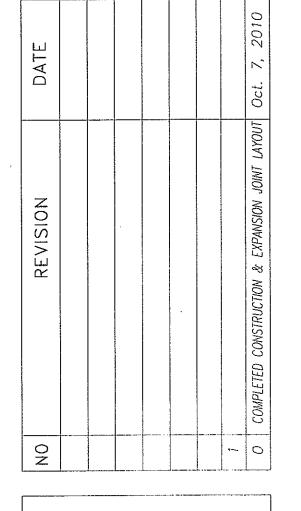








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CONSTRUCTION & **EXPANSION JOINT** LAYOUT & DETAILS

SCALE: 1"= 30' PROJ. NO. 2010-0702

SHEET 2 OF 2

Parking Area Illuminance (F

Illuminance (Fc)
Average = 3.12
Maximum = 8.45
Minimum = 0.66
Avg/Min Ratio = 4.73
Max/Min Ratio = 12.80

5.53 5.52 5.49 5.47 5.42 5.40 5.39 5.36 5.30 5.24 5.16
 b.12
 b.20

 b.33
 b.48

 b.55
 b.75

 b.75
 b.83

 b.99

 b.21
 b.48

 b.79
 1.79 1.63 1.31 1.27 10', REAR BD LINE 1.67 1.97 1.26 1.40 1.37 1.45 1.93 2.33 2.62 2.67 3.70。 E.79 1.79 1.22 b.69) b.33 b.64 t.14 t.74 t.19 t.70 t.59 t.23 t.90 t.75 t.22 t.97 t.75 t.45 t.75 t.43 t.89 t.85 t.47 1.10 1.74 2.74 4.21 5.56 6.43 5.63 4.74 4.35 4.90 / 5.43 / 5.86 5.28 4.23 2.92 1.3 5.93 5.93 2.72 4.10 5.15 5.77 5.38 4.81 4.34 5.08 5.78 7.18 6.45 4.61 3.16 1.70 2.95 4.43 6.17 7.16 5.92 5.53 4.99 4.97 6.51 5.46 4.93 B.07 2.34 1.03 | 5.44 | 5.23 | 5.13 4.68 7. SA 5.72 5.79 4.86 5.53 5.09 7.77 5.93 4.72 3.19 1.77 4.59 4.29 **2**.91 5.19 4.45 4.89 ∘ **2**.98 6.66 1.54 2.72 430 518 5.91 5.3**7** 4.98 4.45 4.81 5.81 5.27 た.40 1.9≥ ₺,72 1.91 4.02 3.88 3.79 3.31 2.91 2.63 2.36 2.02 b.25 b.11 ½ bb9 0,85 3.21 5.22 3.07/ 2.61 <u>/2.00 1.84</u> <u>1.86</u> 1.68 1.3B b.24 b.24 ≥\ b|23 | b\23 | b.41 b.50 b.50 b.6 t.61 t.34 t.18 t.09 BD AREA 3000 SQ.FT. 2.30 2.12 1.74 1.56 1.48 1.43 1.39 1.12 \ b.64 b.33 b.16 tise/ ti.67 tiss tiss tiss **ნ.**05 **წ.1**5 GROUP A-2: RESTAURANT(FASTFOOD) b.08 b.22 /b.51 b.78 1.30 1.26 2.26 1.88 1.63 1.56 1.08 b.73 b.39 b.16 b.08 1.89 1.69 1.34 1.24 1.48 2.03 2.13 1.98 1.44 1.22 1.16 L 1.03 t.73 t.91 t.98 t.91 1.00 b.92 Ծ.45 Ծ.18 1.36 1.58 1.38 1.38 1.56 1.41 1.25 1.37 1.62 1.30 1.37 1.25 1.17 1.09 b.80 b.73 b.66 0.66 0.99 1.14 ზ.72 3.10 3.05 2.81 5 3.04 1.6
 3.10
 3.10
 3.16
 2.03
 1.79
 2.00
 1.34 2.87 2.98 3.09 ž,36× ž.37 ₺.72 ∦ ₺.71 № ₺.01 3.30 | 2.65 2.19 ნ.09 ნ.19 \$06 \$14 \$19 \$21 \$21 \$13 \$14 \$22 \$23 \$21 \$18 \$16 \$16 \$16 \$18 \$22 \$22 \$17 \$19 \$08 ნ.01 ნ.02 <u>წ.02</u> SCALE- 1/16"= 1'-0"

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Rev. By Date

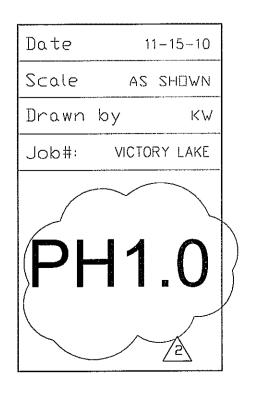
CITY 11-15-10

© VICTORY LAKETOWN CENTER

RARCHO
Woo Associates, LLC.

ARCHITECTS - PLANNERS

13734 Branford Green Dr.
Houston, TX. 77083
(281) 530-3192





Applications Department

1611 Clovis Barker Rd.

San Marcos, TX 78666

Phone: 512-753-1000

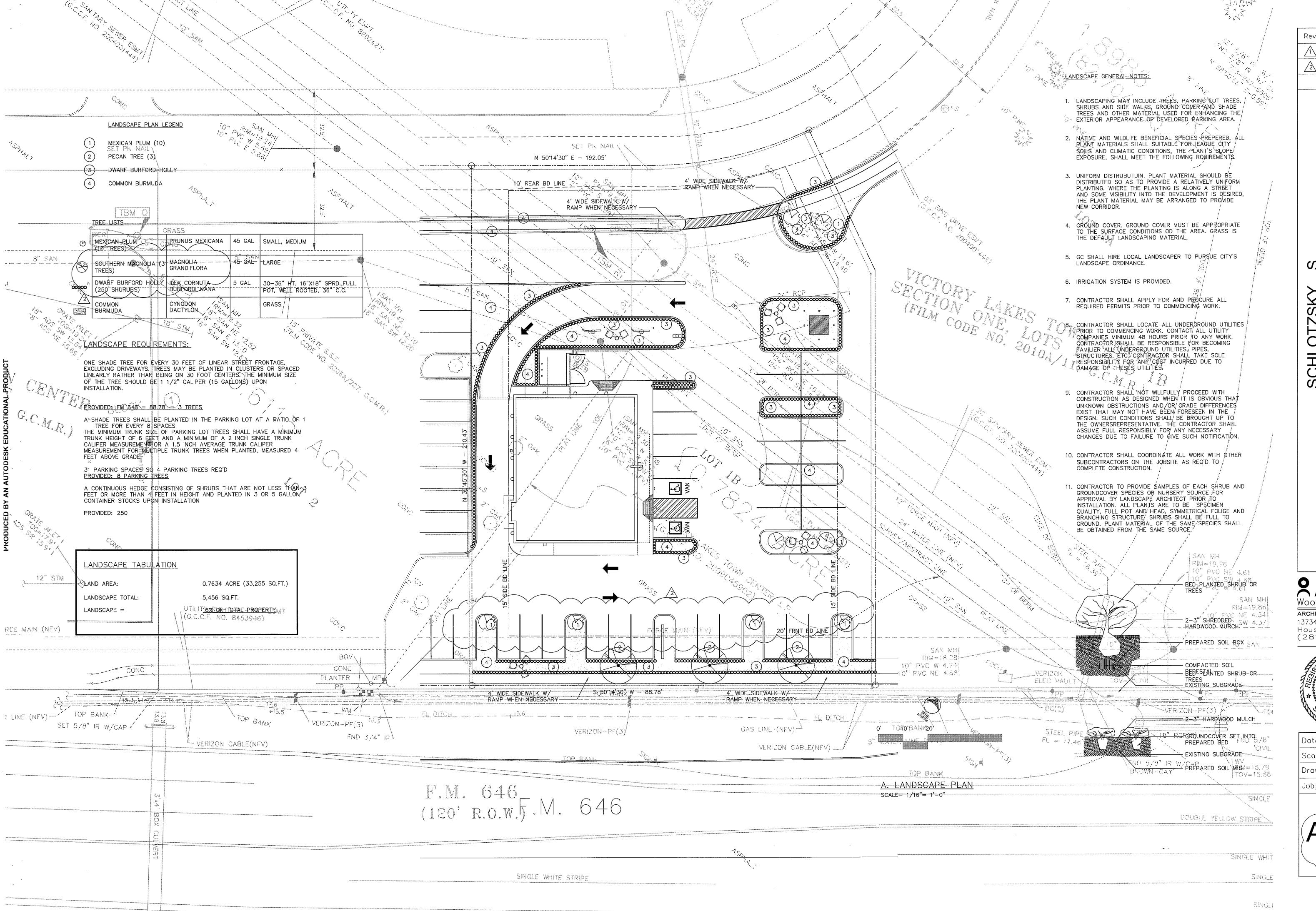
Tav. 510 750 1041

Email: apps@sitelighting.com

Project: Schlotzsky's	Project #446-9063-R3
Specifier: Kay Woo - Woo Associates, LLC	
Agent: Chris Myers - Lighting Associates	
Calculations By: Benjamin Peirick - Philips Gardco	
Date: November 10, 2010	
Scale: 1 : 1	-
Filename: W:\Private\Projects\2010\LightingAssoc#446\Schlo	tzsky's#446-9063\446-9063-R3,A32
Photometric data used is based on established IES proced	dures and published lamp ratings.
Pt. x pt. values shown are horizontal illuminance at grade	(single-plane), in footcandles.
The LLF is based on lamp manufacturer's published mean l	lumen ratings.
Field performance will depend on actual lamp, ballast, elec	trical, and site characteristics.
Luminaire height shown is approximate overall mounting heigh	ght above finished grade. (U.N.[].)

Luminaire S	Schedule						
Project: S	chlotzskys						
Symbol	Qty	Label	Description	Arrangement	Lumens	LLF	Filename
	3	25	Emco ECA18-1-BLC-400PSMH @ 30'	SINGLE	40000	0.750	ECA18-BLC-400P.ies
< <u> </u>	2	SA	Emco ECA18-2-3H-400PSMH @ 30'	BACK-BACK	40000	0.750	ECA18-3H-400P.les

Statistical Area Summa	ry						
Project: Schlotzskys		•					
Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts	Units
Parking Area	3.12	8.45	0,66	4.73	12,80	218	Fc



Rev. By Date

CITY 10-11-10

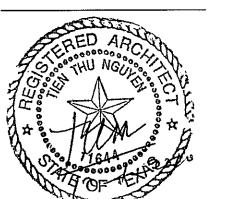
CITY 11-15-10

SCHLOTZSKY S VICTORY LAKETOWN CENTER 1635 F.M.646 LEAGUE CITY, TEXAS 77573

QARCHWoo Associates, LLC.

ARCHITECTS - PLANNERS

13734 Branford Green Dr.
Houston, TX. 77083
(281) 530-3192

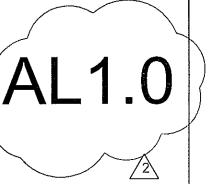


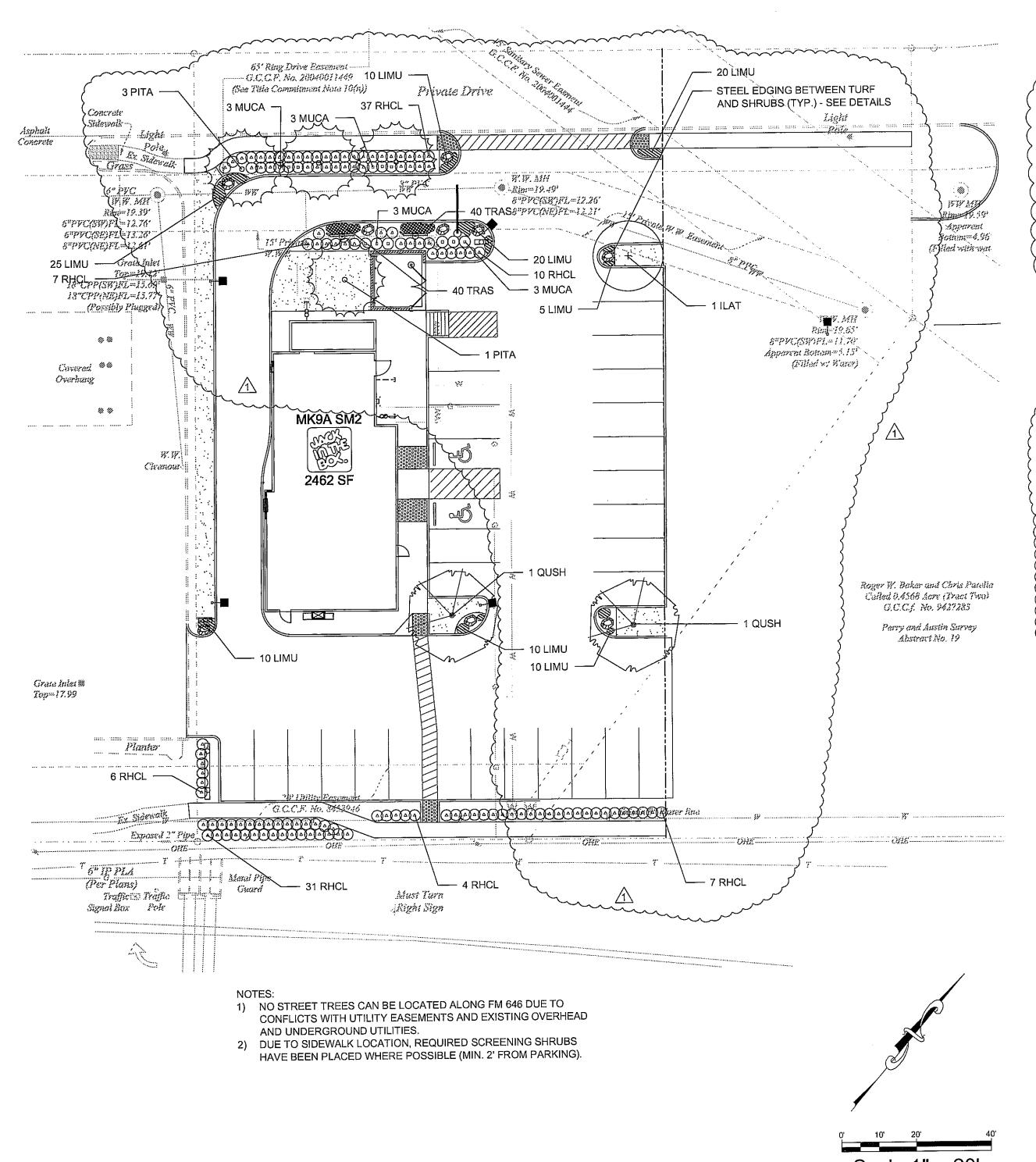
Date 11-15-10

Scale AS SHOWN

Drawn by KW

Job#: VICTORY LAKE





PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS/DETAILS
TDEES	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	~~~~		
TREES	llex x attenuata 'Savannah'	Savannah Holly	3" caliper	Per plan	1	12'-14' high
PITA	Pinus taeda	Loblolly Pine	2" caliper	Per plan	4	8'-10' high
QUSH	Quercus shumardii	Shumard Oak	3" caliper	Per plan	2	12'-14' high
	ND GROUNDCOVERS					
RHCL	Rhaphiolepis indica 'Clara'	Clara Indian Hawthorne	5 gallon	30" o.c.	112	
LIMU	Liriope muscari	Big Blue Lily Turf	1 gallon	12" o.c.	110	
MUCA	Muhlenbergia capillaris	Gulf Muhly	5 gallon	30" o.c.	12	
TRAS	Trachelospermum asiaticum	Asian Jasmine	4" pots	8" o.c.	80	
TURF AND	SEED					
	Cynodon dactylon	Common Bermuda Grass	Sod			

(TYP.)

LANDSCAPE CALCULATIONS

·····

TOTAL SITE AREA: LANDSCAPE AREA REQUIRED: LANDSCAPE AREA PROVIDED:

PARKING LOT TREES REQUIRED:

PARKING LOT TREES PROVIDED:

FRONTAGE ALONG FM646:

STREET TREES REQUIRED:

STREET TREES PROVIDED:

PARKING SPACES:

26,360 SF 3.954 SF (15% OF SITE AREA)

3,171 SF (12.0% OF SITE AREA) BALANCE OF REQUIRED LANDSCAPE AREA SHALL BE

MADE UP ELSEWHERE PER AGREEMENT WITH CITY

30 SPACES

4 CANOPY TREES (1 TREE PER 8 SPACES) 4 CANOPY TREES

89 FEET

3 TREES (1 TREE PER 30 LF) 0 TREES

STREET TREE NOTE: NO STREET TREES CAN BE LOCATED ALONG FM 646 DUE TO CONFLICTS WITH UTILITY EASEMENTS AND EXISTING OVERHEAD AND UNDERGROUND UTILITIES.

GENERAL PLANTING NOTES

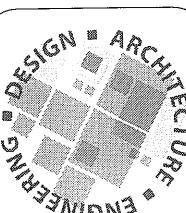
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND
- THE LANDSCAPE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE
- ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC UNDER ALL MULCHED AREAS AND INDIVIDUAL INSTALL SHREDDED HARDWOOD MULCH TOPDRESSING IN ALL PLANTING BEDS (2" DEPTH) AND ALL TREE RINGS (3"
- DEPTH). DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 14G, GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD). BOULDERS SHALL BE MOSS ROCK, WITH AN APPROXIMATE SIZE OF 42 INCHES HIGH, LONG AND WIDE. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE
- PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, 10. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE
- PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.

 11. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE
- LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER IN WRITING (VIA PROPER CHANNELS). 12. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S
- 13. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF REPRESENTATIVE. TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE
- CONTRACTOR SHAL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- 15. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY).
- ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL
- PRIOR TO FINAL ACCEPTANCE. B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL

SODDED TURF SHALL BE NEATLY MOWED. 16. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

HANDICAP PARKING PROVIDED:

PARKING CALCULATIONS 2,379 SF TOTAL BUILDING AREA: 2,379 SF TOTAL RESTAURANT AREA: 19 SPACES RESTAURANT AREA REQUIRED PARKING: 19 SPACES TOTAL PARKING REQUIRED: 30 SPACES ACTUAL PARKING PROVIDED: 2 SPACES HANDICAP PARKING REQUIRED: 2 SPACES



SAN DIEGO, CA 92123

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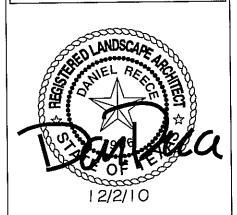
9330 BALBOA AVENUE

DATES 11/12/07 RELEASE: P.M. UPDATES: 04/20/09 SUBMITTAL DATE: CONSTRUCTION: REVISIONS SITE PLAN CHANGES <u>/1</u> <u>11-16-2010</u>

> **EVERGREEN** DESIGN GROUP Landscape Designers & Consultants

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SITE INFORMATION

MK TYPE: 9A SM2 4793 JIB #:

ADDRESS: 1665 FM 646 LEAGUE CITY, TX 77539 (FM 646 @ Hwy 45)

DRAWN BY: LML

PROJECT #: AS NOTED SCALE:

PLANTING SPECIFICATIONS

- QUALIFICATIONS OF LANDSCAPE CONTRACTOR ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN
- A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE LANDSCAPE PLANTING.
- THE LANDSCAPE CONTRACTOR MUST HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, SCOPE OF WORK INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS
- REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
- ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS). ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE
- ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL ACCEPTABILITY OF PLANT MATERIAL. NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT
- FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL PLANTED HEIGHT. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE
- HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

 SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM
- SUPPLIER STATING THE COMPOSITION OF THE SOD. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS,
- COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED. PLANTING MIX: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING
- MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR APPROVED
- J. TREE STAKING AND GUYING STAKES: 6' LONG GREEN METAL T-POSTS.
- GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO
- K. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. PROTECT TREE TRUNKS FROM DAMAGE.
- ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
 PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD
 - SOIL TESTING: a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER
 - PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR
 - DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - REMOVE AND DISPOSE OF THE TOP 4" OF EXISTING SOIL. ROTOTILL REMAINING SUBSOIL TO A DEPTH OF 6"
 - ADD A 2" LAYER OF PLANTING MIX AND ROTOTILL TO A DEPTH OF 6".
 - ADD ANOTHER 2" LAYER OF PLANTING MIX AND AMMONIUM PHOSPHATE (16-20-0, 15 LBS PER 1,000 S.F.), AND ROTOTILL TO A DEPTH OF 6".
 - TREES, SHRUBS, AND PERENNIALS:
 - REMOVE AND DISPOSE OF THE TOP 4" OF EXISTING SOIL. ROTOTILL REMAINING SUBSOIL TO A DEPTH OF 6"
 - ADD A 2" LAYER OF PLANTING MIX AND ROTOTILL TO A DEPTH OF 6". ADD ANOTHER 2" LAYER OF PLANTING MIX AND ROTOTILL TO A DEPTH OF 6".
- CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER
- THAN THE TOP OF WALL.

 ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT
- (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK). ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR
- TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE
- d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY
- GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO THREE INCHES BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE
- REQUIRED TO ACCOMPLISH THIS TASK, IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL
- STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES: TWO STAKES PER TREE a. 15 - 30 GAL TREES THREE STAKES PER TREE
- THREE STAKES PER TREE MINIMUM, POSITIONED AS NEEDED TO STABILZE THE 45 - 100 GAL TREES MULTI-TRUNK TREES
- 6. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER
- SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING

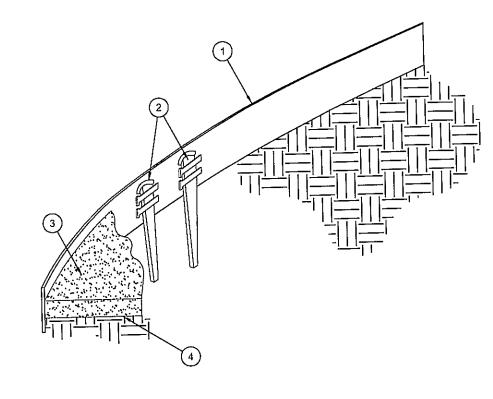
 1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.

 INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED
- DARRIER GLOTT IN FLAGE.
 WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- E. SODDING LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.

 LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO

 LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
- NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
- ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE. ORDERLY CONDITION.
- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF GI. INSPECTION AND ACCEPTANCE DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST
- AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24
- THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE. LANDSCAPE MAINTENANCE
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHAL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER. 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY
- PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.

 AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



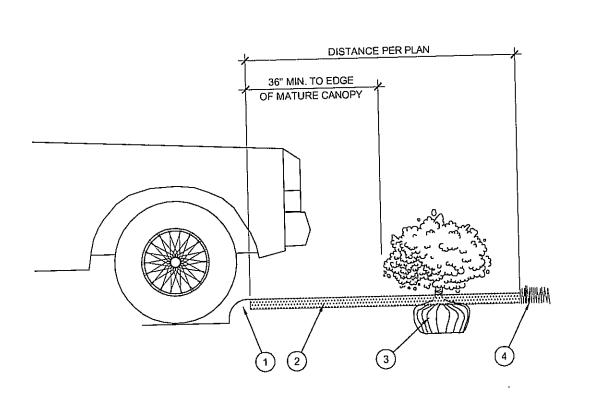
(1) ROLLED-TOP STEEL EDGING PER PLANS.

2) TAPERED STEEL STAKES. (3) MULCH, TYPE AND DEPTH PER PLANS.

4 FINISH GRADE.

1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

STEEL EDGING SCALE: NOT TO SCALE

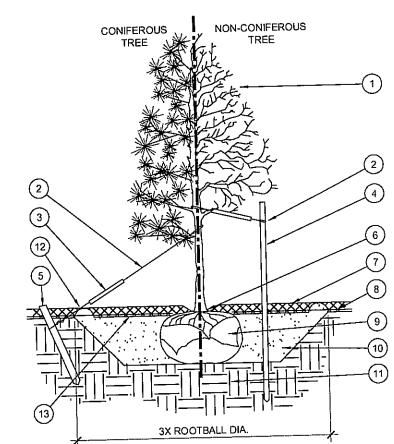


(1) CURB. (2) MULCH LAYER.

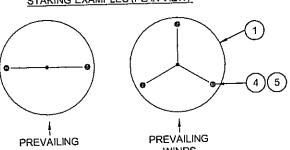
(3) PLANT.

(4) TURF (WHERE SHOWN ON PLAN)

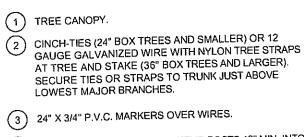
HEDGE PLANTING AT PARKING AREA SCALE: NOT TO SCALE



STAKING EXAMPLES (PLAN VIEW)



TREE PLANTING SCALE: NOT TO SCALE



(3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.

(4) GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.

PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.

(6) TRUNK FLARE.

(7) MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.

(8) WEED FABRIC UNDER MULCH.

9 ROOT BALL.

(10) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.

(11) UNDISTURBED NATIVE SOIL.

(12) 4" HIGH EARTHEN WATERING BASIN.

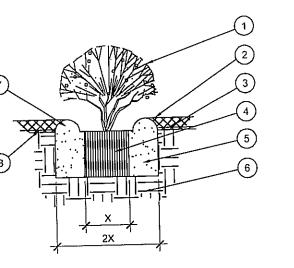
(13) FINISH GRADE.

NOTES:

SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-3" ABOVE FINISH GRADE. 3. FOR BOX TREES, SET TREE IN HOLE BEFORE REMOVING BOX.

REMOVE SIDES AND BOTTOM AFTER VERIFYING PROPER HOLE DEPTH (PER NOTE 1 ABOVE). 4. REMOVE ALL NURSERY STAKES AFTER PLANTING. 5. FOR TREES OVER 3" CALIPER AND TREES 36" BOX AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY

6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT



(1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS. (2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT

3) FINISH GRADE

4) ROOT BALL.

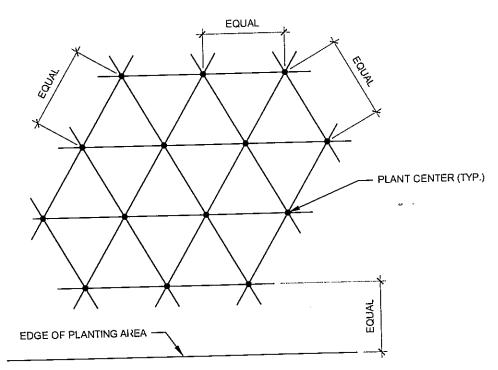
(5) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.

(6) UNDISTURBED NATIVE SOIL.

(7) 3" HIGH EARTHEN WATERING BASIN.

(8) WEED FABRIC UNDER MULCH.

SHRUB AND PERENNIAL PLANTING



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

AREA DIVIDER EXAMPLE: PLANTS AT 18" O.C. IN 100 SF OF PLANTING AREA = 100/2.25 = 44 PLANTS

SCALE: NTS



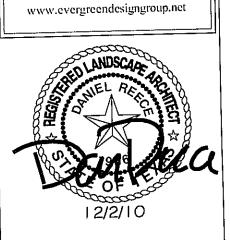
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DATES <u> 11/12/07</u> RELEASE: P.M. UPDATES: 04/20/09 SUBMITTAL DATE: CONSTRUCTION:

REVISIONS SITE PLAN CHANGES /1\ 11-16-2010_____

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