

CONSTRUCTION NOTES:

1. CONCRETE WALK, MEDIUM BROOM FINISH, REF. DETAIL 1 / L101
2. CONCRETE EDGING, REF. DETAIL 2 / L101
3. NOT USED
4. EXISTING CONCRETE TO REMAIN
5. MAINTENANCE GRAVEL BAND, REF. DETAIL 3 / L101
6. GARDEN WALL, REF. DETAIL 4 / L101
7. 1"-3" NATIVE TEXAS RIVER GRAVEL
8. SHRUB AND GROUND COVER PLANTING, REF. DETAIL 1 / L201 AND 2 / L201
9. RETAINING WALL, REF. CIVIL AND STRUCTURAL DWGS
10. 2" DEEP MULCH UNDER EXISTING TREES, REF. TO SPECIFICATIONS
11. TREE PLANTING, REF. DETAIL 4 / L201

GENERAL NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, PIPES, AND STRUCTURES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR BODILY INJURY AND/OR ANY COST INCURRED DUE TO DAMAGE OF OWNER'S PROPERTY OR UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION TO ENSURE UTILITIES ARE NOT DISTURBED. REFER TO CIVIL DRAWINGS FOR ALL SITE UTILITIES.
4. ANY CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR IT SHALL BE ASSUMED THAT THE CONTRACTOR CAN IMPLEMENT THE PLANS AS DRAWN AND SPECIFIED.
5. EXISTING CONDITIONS ARE SHOWN SHADED BACK TO ALLOW ALL PROPOSED IMPROVEMENTS TO STAND OUT. EXISTING BASE INFORMATION HAS BEEN IMPORTED FROM CIVIL AND ARCHITECTURAL DRAWINGS. REFER TO THESE DRAWINGS FOR SUPPLEMENTAL INFORMATION.
6. ALL TURF AREAS TO BE TEMPORARILY IRRIGATED UNTIL TURF IS ESTABLISHED.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND STRUCTURAL COMPONENTS. CONFLICTS BETWEEN GEOTECHNICAL RECOMMENDATIONS, STRUCTURES AND FOUNDATIONS, AND LANDSCAPE PLANS, INCLUDING IRRIGATION AND PLANTING, SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT. REFER TO GEOTECHNICAL RECOMMENDATIONS.

LANDSCAPE NOTES:

1. ALL UNDESIRABLE VEGETATION (WEEDS, ETC.) WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE REMOVED AND ROOT SYSTEMS SHOULD BE ERADICATED.
2. FINISH GRADES OF PLANT BED AREAS (TOP OF MULCH), SOD (TOP OF SOD), HYDROMULCH (TOP OF TOPSOIL) SHALL BE FLUSH WITH ADJACENT PAVING.
3. TRENCHING AND SITE WORK PERFORMED WITHIN THE CRITICAL ROOT ZONES OF EXISTING TREES SHALL BE DONE BY HAND OR AIR SPADE UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT. NO ROOTS OVER 1" DIA. SHALL BE CUT.
4. VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED AS REFERENCE ONLY. IF QUANTITIES ON PLANT SCHEDULE DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.
5. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS OF ACTUAL MATERIAL TO BE PLANTED PRIOR TO PURCHASE, DIGGING, OR SHIPPING OF PLANT MATERIALS.
6. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
7. PLANT NAMES USED ON THE PLANS COMPLY WITH STANDARD HORTICULTURAL NOMENCLATURE, AND NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE. THE LANDSCAPE ARCHITECT, OR OWNERS REPRESENTATIVE SHALL REVIEW ALL PLANTS AT THE TIME OF DELIVERY TO THE SITE. IF THE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT, OR OWNERS REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF THE DELIVERY TIME, AND/OR DOES NOT CALL FOR OBSERVATION OF THE MATERIAL, THE CONTRACTOR SHALL BE LIABLE FOR ALL REMOVAL AND REPLACEMENT COSTS OF THE PLANT MATERIAL. THE PLANT MATERIAL WILL BE JUDGED AND ACCEPTED OR REJECTED ON BASIS OF THE FOLLOWING CRITERIA:
  - a. PROVIDE PLANTS OF QUALITY, SIZE, GENUS, SPECIES, AND VARIETY AS INDICATED ON THE PLANS AND AS COORDINATED WITH THE LANDSCAPE ARCHITECT.
  - b. PLANTS SHALL BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS, CONFORMING TO ANSI Z60.1
  - c. BARK SHALL BE DAMAGE FREE WITH ALL MINOR CUTS AND ABRASIONS SHOWING HEALING TISSUE. FOLIAGE, ROOTS AND STEMS OF ALL PLANTS SHALL BE OF VIGOROUS HEALTH AND NORMAL HABIT OF GROWTH FOR ITS SPECIES. ALL PLANTS SHALL BE FREE OF INSECT INFESTATIONS AND DISEASES. TOP GROWTH SHALL BE PROPORTIONATE TO BOTTOM GROWTH.
  - d. SHRUBS TRANSPLANTED IN AN UP-SIZED CONTAINER LARGER THAN SPECIFIED SIZE, SHALL HAVE BEEN GROWN IN THAT CONTAINER FOR A SUFFICIENT LENGTH OF TIME TO DEVELOP NEW FIBROUS ROOTS, SO THAT ROOT MASS WILL FILL THE CONTAINER
  - e. AREAS DISTURBED BY CONSTRUCTION AND ARE NOT SCHEDULED TO BE IMPROVED SHALL BE REPAIRED TO THE STATE THAT IT WAS PRIOR TO THE START OF CONSTRUCTION.
8. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS PLANTS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
9. PROVIDE EDGING AS DIVIDER BETWEEN PLANTING BEDS AND LAWN AREAS.
10. ALL SOIL DEPTHS PROVIDED IN DETAILS CAN BE FULFILLED WITH ON SITE SOILS. SOILS ARE TO BE TILLED AND ALL CLODS, DEBRIS AND ROCKS OVER 1" ARE TO BE REMOVED. NO MACHINE TILLING TO OCCUR WITHIN CRITICAL ROOT ZONES OF EXISTING TREES, HAND TOOLS ARE TO BE USED IN THESE AREAS.
11. SOIL IN AREAS TO BE PLANTED, SEEDED OR SOD THAT ARE DISTURBED BY CONSTRUCTION INCLUDING STAGING MUST BE PREPARED PER SPECIFICATIONS.

PLANT SCHEDULE:

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CALIPER	HEIGHT
	1	CHINQUAPIN OAK QUERCUS MUEHLENBERGII	100 GAL	3" - 3 1/2" CAL.	14'-16'
	2	TEXAS REDBUD CERCIS TEXENSIS	45 GAL	2" CAL.	8'-10' HT.

SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	SPACING
ME	25	BULL GRASS 'EL TORO' MUHLENBERGIA EMERSLEYI	5 GAL	36" o.c.
BM	18	BIG MUHLY MUHLENBERGIA LINDHEIMERII	5 GAL	36" o.c.
JS	13	MEXICAN HONEYSUCKLE JUSTICIA SPICIGERA	5 GAL	48" o.c.
DY	100	DWARF YAUPOIN ILEX VOMITORIA 'NANA'	5 GAL	30" o.c.
GM	51	GULF MUHLY MUHLENBERGIA CAPILLARIS	1 GAL	30" o.c.
MD	35	TURK'S CAP MALYVASCUS DRUMMONDII	3 GAL	36" o.c.
CL	22	WOOD OATS CHASMANTHIUM LATIFOLIUM	1 GAL	36" o.c.
AV	16	WRIGHT'S FLAME ACANTHUS ANISACANTHUS QUADRIFIDUS WRIGHTII	5 GAL	36" o.c.
TS	27	YELLOW BELLS TECCOMA STANS 'BELLS OF FIRE'	5 GAL	36" o.c.
HY	11	YELLOW YUCCA HESPERALOE PARVIFLORA 'YELLOW'	1 GAL	30" o.c.

GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT	SPACING
	120	TEXAS SEDGE CAREX TEXENSIS SCOTT'S TURF	1 GAL	18" o.c.

SOD/SEED	QTY	COMMON / BOTANICAL NAME	CONT
	AS SHOWN	CELEBRATION BERMUDA GRASS CYNODON DACTYLON 'CELEBRATION'	SOD

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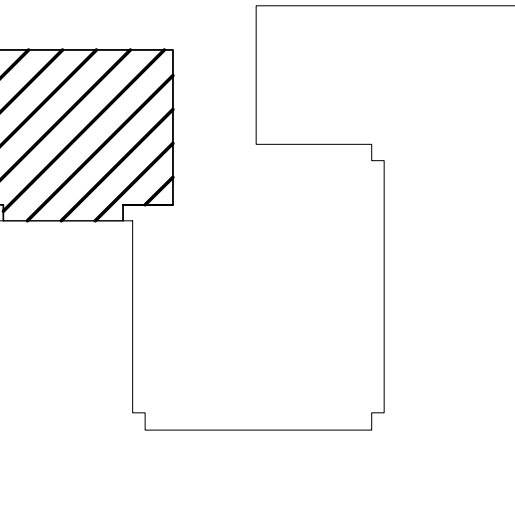
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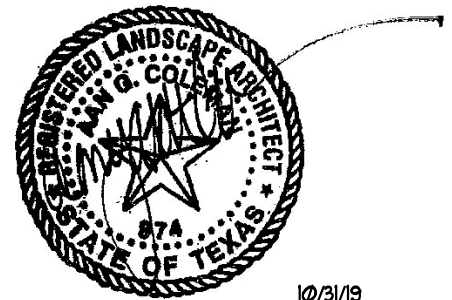
SEAY BUILDING  
ADDITION

CLIENT PROJECT NO. - CPC 102-1219

CONSTRUCTION  
DOCUMENTS



KEYPLAN		
PLAN NORTH		
MARK	DATE	DESCRIPTION



LANDSCAPE PLAN

DATE	October 31, 2019
BSALS PROJECT NO.	15830011

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