

SUPPLEMENTARY INFORMATION

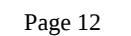
Aerial Photo of the Site
(General Location Outlined In Orange)



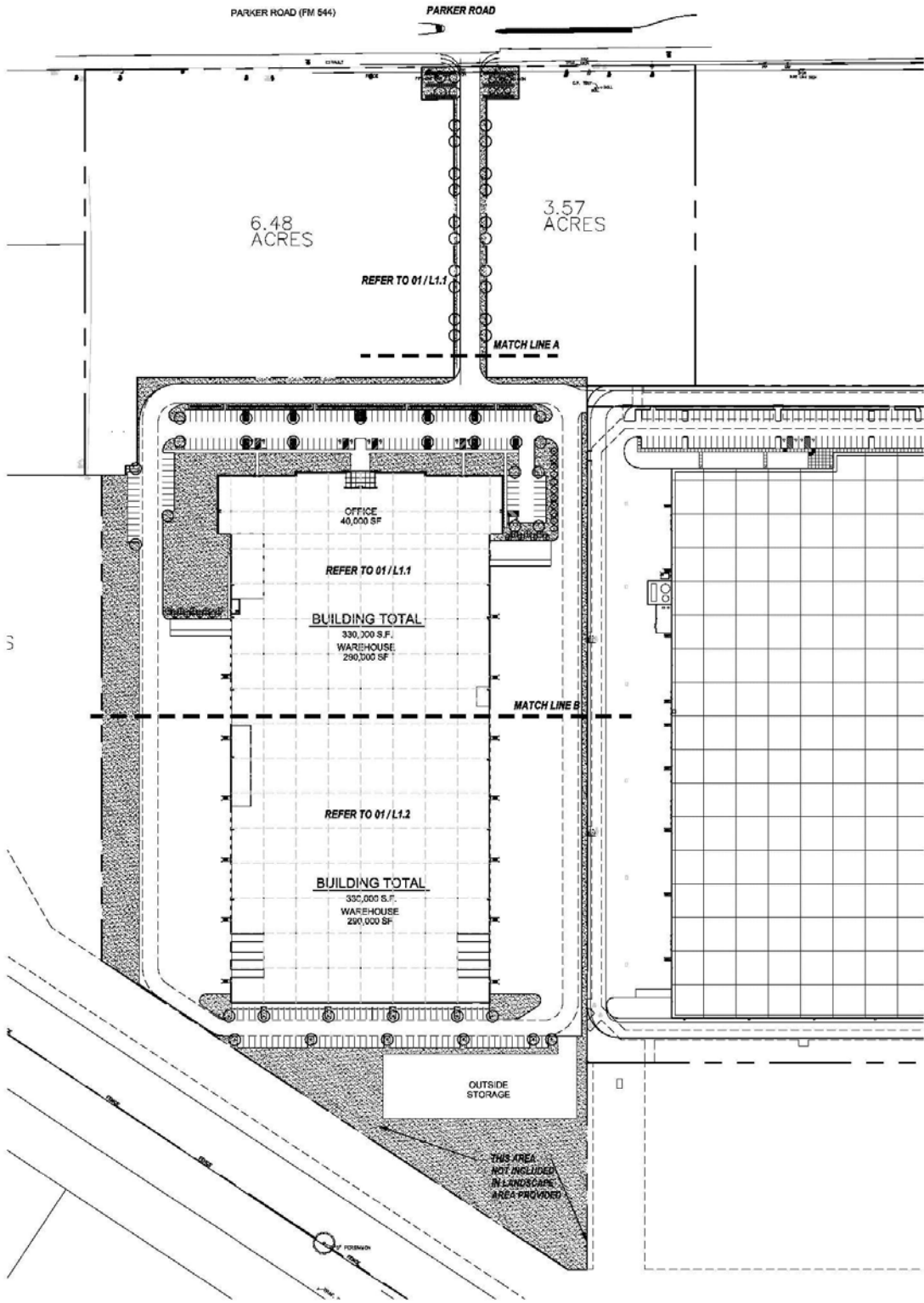
SUPPLEMENTARY INFORMATION

Photo of the Site Taken from Parker Road
(Existing BeautiControl Building Visible on the Left)





APPLICANT'S EXHIBITS
Conceptual Landscaping Plan – Page 1



LANDSCAPE TABULATIONS

SITE LANDSCAPE ZONING CC
Total Site Area: 103,368 S.F.
Required: 178,873.39 S.F. (20%)
Provided: 143,368 S.F. (15.2%)

PERMETER LANDSCAPE
(1) tree, 2" cal., per 90 L.F. of footage
(3) ornamental trees, 7" cal., per 100 L.F. of footage
(15) shrubs, 5 gal., per 50 L.F.

INTERIOR LANDSCAPE
3% of parking lot to be landscaped (12,790 S.F.)
(1) tree, 2" cal., per 15 parking spaces (254 spaces)

BUFFER YARDS
A 15-foot wide buffer yard shall be provided adjacent to all street
rights-of-way and maintained as a permanent green space. A
maximum of 50% of the buffer area may be landscaped with
trees. Trees shall be counted towards the landscape area at the
following ratio:

Parker Road (2,200 L.F.)
Required: 1,100 S.F. max. trees
Provided: 1,100 S.F.

HYDROMULCH NOTES

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

PLANT LIST

QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
12	CE	Cedar Elm	Ulmus crassifolia	4" cal.	SAB, 14" Ht., 8" spread min.
17	CM	Chinese Myrtle Thicket Plant	Lagerstroemia indica	2" cal.	container grown, 8" Ht. min., 3-5 calms, no cross caking
26	LQ	Live Oak	Quercus virginiana	4" cal.	container grown, 14" Ht. min., 2-8" spread min.
90	ERC	Eastern Red Cedar	Juniperus virginiana	7" Ht.	SAB, 1/1 to base

SHRUBS

QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
126	DBH	Deer Thicket Holly	Ilex cornuta 'Burke's Holly'	5 gal.	container grown, full plant, 24" Ht., 30" cal.
64	DBH	Deer Thicket Myrtle	Myrica aspera 'Deer Thicket'	5 gal.	container grown, full plant, 24" Ht., 30" cal.
153	SHP	Sheep Mania	Memecylon montanum	5 gal.	container grown, full plant, 24" Ht., 30" cal.

GROUNDCOVERS

QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
1720	WC	Wintercreeper	Eurothymus frutescens	4" pole	container, (3) 12" runners min. 12" o.c.
		Common Bermudagrass	Cynodon dactylon	hybrids	hydromulch, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be meeting within varieties.

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 24" slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Seed Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, weeding, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

- Fill grass areas to achieve final contours indicated on old plans.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other areas in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive acid soil shall be left in a minimum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Imported topsoil shall be natural, bottle soil from the region, known as bottom and soil, free from lumps, clay, stone substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely sealed, and final grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spots, etc. shall be removed prior to grading, topsoil and any lawn installation.
- Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

ALL LANDSCAPE WHETHER REQUIRED OR NOT SHALL BE IRRIGATED WITH AN AUTOMATIC LANDSCAPE IRRIGATION SYSTEM MEETING THE CURRENT REGULATIONS OF TCED AND THE CITY OF CARROLLTON.

architecture

9680 Audelle Road
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INTERCERAMICS

1924 Parker Road
Carrollton, Texas

CLIENT:

JOB #:

2204

REVISIONS:

1	01.19.16	SUP SUBMITTAL
2	01.27.16	PERMIT SUBMITTAL
3	02.18.16	REVISED SUBMITTAL
4		
5		
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SHEET CONTENTS:

CONCEPTUAL
LANDSCAPE SITE PLAN

DATE: January 19, 2015

SHEET:

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CITY CASE FILE NO. 03-16Z1

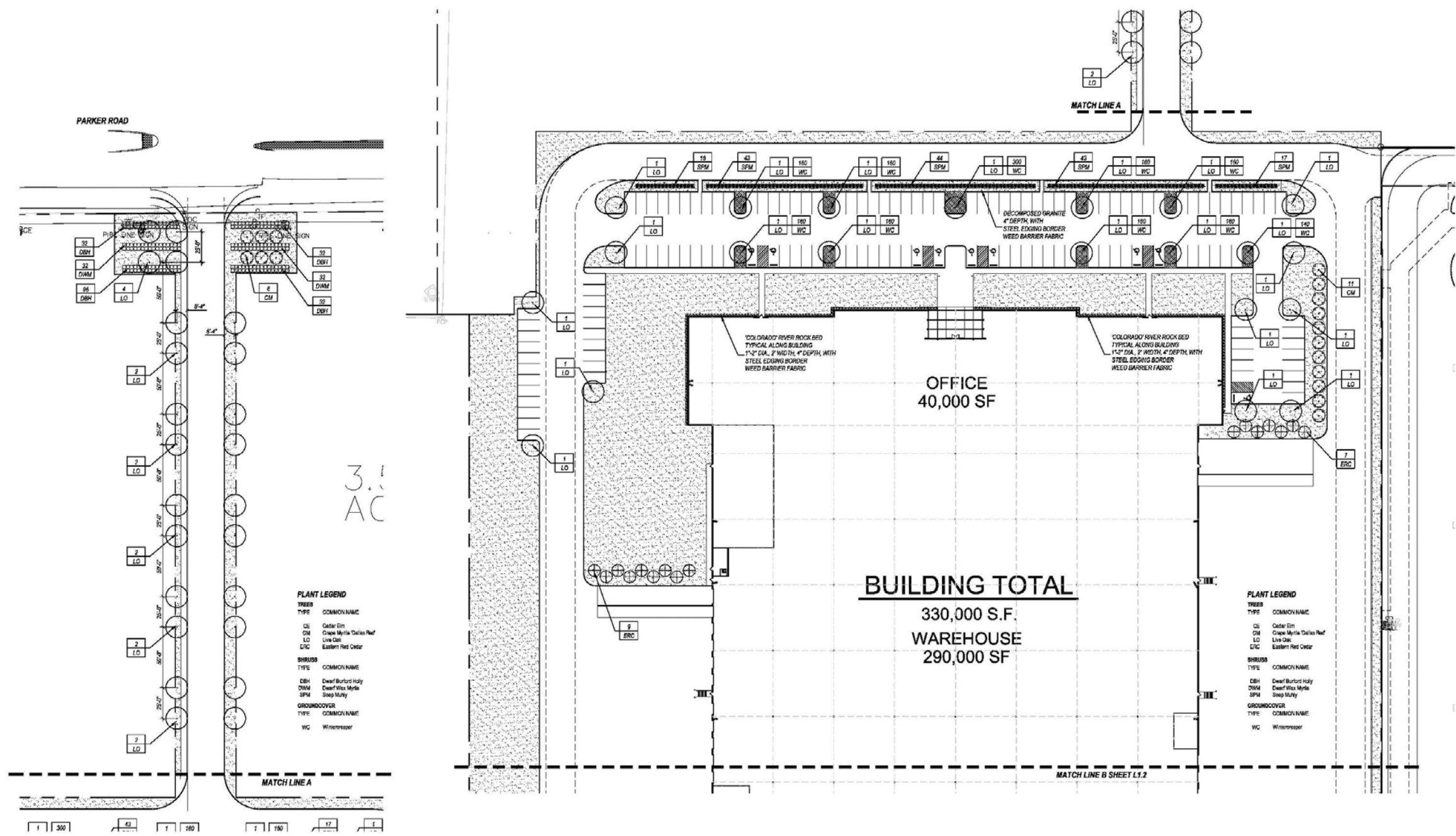
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01 CONCEPTUAL LANDSCAPE SITE PLAN

SCALE: 1" = 100'-0"



APPLICANT'S EXHIBITS
Conceptual Landscaping Plan – Page 2



architecture

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INTERCERAMICS

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JOB #:

2204

CLIENT:

INTERCERAMICS

REVISIONS:

1	01.19.18	SUP SUBMITTAL
2	01.27.18	PERMIT SUBMITTAL
3	02.19.18	REVISED SUBMITTAL
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SEAL:

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CONCEPTUAL
LANDSCAPE PLAN

DATE:

January 19, 2015

SHEET:

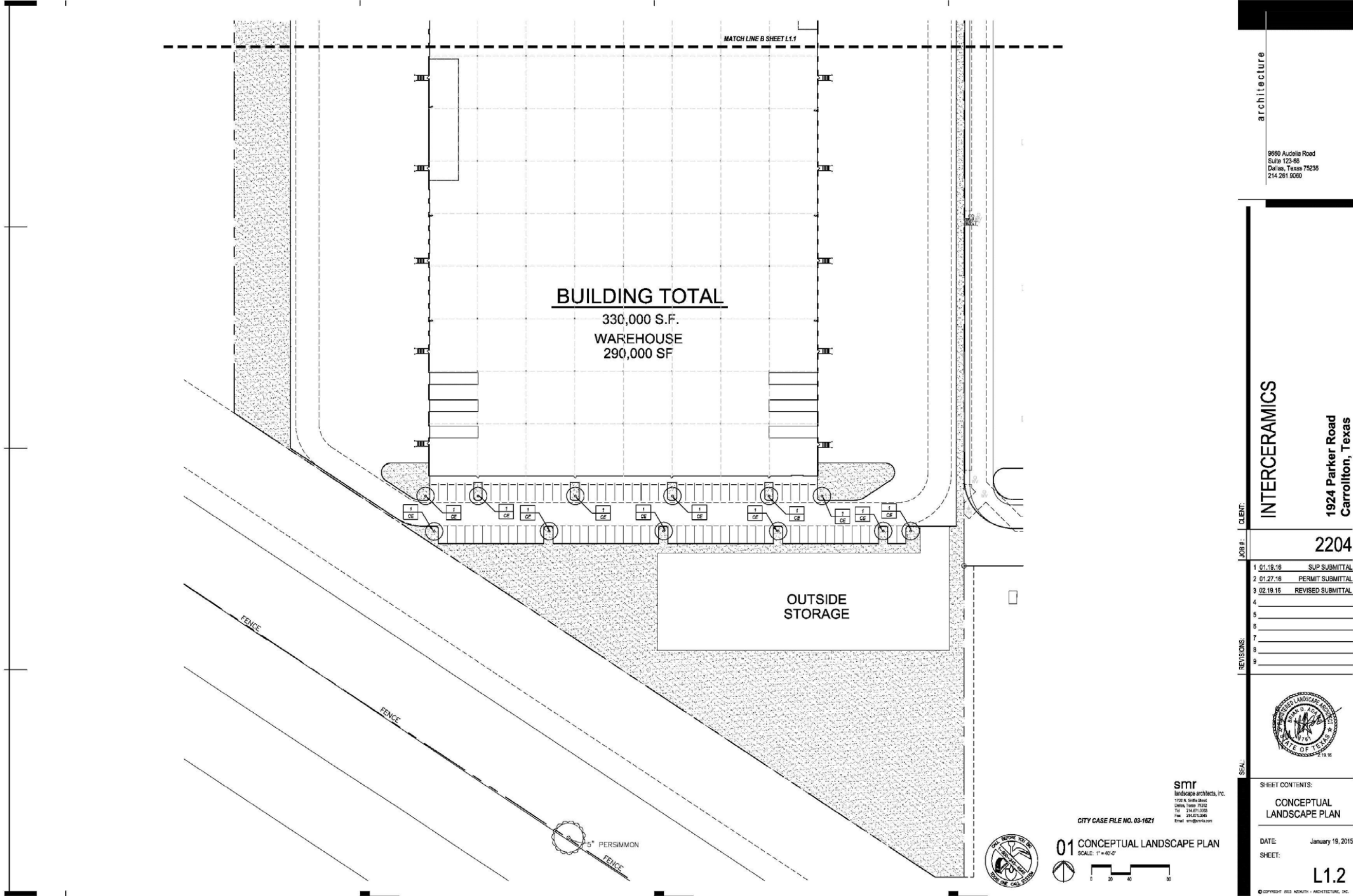
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CITY CASE FILE NO. 03-16Z1

01 CONCEPTUAL LANDSCAPE PLAN
SCALE: 1" = 40'-0"

APPLICANT'S EXHIBITS
Conceptual Landscaping Plan – Page 3



architecture

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CLIENT:

INTERCERAMICS

1924 Parker Road
Carrollton, Texas

JOB #:

2204

REVISIONS:

1	01.19.16	SUP SUBMITTAL
2	01.27.16	PERMIT SUBMITTAL
3	02.19.15	REVISED SUBMITTAL
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SEAL:

SHEET CONTENTS:

CONCEPTUAL
LANDSCAPE PLAN

DATE: January 19, 2015

SHEET: L1.2

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CITY CASE FILE NO. 03-16Z1

01 CONCEPTUAL LANDSCAPE PLAN
SCALE: 1" = 40'-0"

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APPLICANT'S EXHIBITS
Conceptual Landscaping Plan – Page 4

SECTION C200 - LANDSCAPE	
PART 1 - GENERAL	
1.1 REFERENCES	Refer to bidding requirements, special provisions, and schedules for additional requirements.
1.2 DESCRIPTION OF WORK	Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including: 1. Planting (trees, shrubs, and grass) 2. Bed preparation and fertilization 3. Installation of irrigation 4. Water and Maintenance until final acceptance 5. Guarantee
1.3 REFERENCE STANDARDS	A. American Standard for Nursery Stock published by American Association of Nurserymen, 27 October 1950, Edition, by American National Standards Institute, Inc. (ANSI) - plant material. B. American Joint Committee on Horticultural Nomenclature, 1942 Edition of Standardized Plant Names. C. Texas Association of Nurserymen, Grades and Standards. D. Horis Third, 1975 - Cornell University E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required. F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.
1.4 NOTIFICATION OF SOURCES AND SUBMITTALS	A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project. B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, grass, and shrubs/soil. Samples shall be approved by Architect before use on project. C. Product Data: Submit complete product data and specifications on all other specified materials. D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials. E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required. F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 2 - EXECUTION	
2.1 BED PREPARATION & FERTILIZATION	
A. Landscape Contractor to inspect existing conditions and report any deficiencies to the Owner.	
B. All planting areas shall be conditioned as follows: 1. Prepare re-planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Gypsum or Green Sulfate at the rate of twenty (20) pounds per one thousand (1,000) square feet. 2. All planting areas shall receive a two (2") inch layer of specified mulch. 3. Backfill for trees shall be as follows: Use existing top soil on site (date reported) unless as needed; free from large clumps, rocks, debris, catch, debris, etc., placed in two (2") inch layers and watered in thoroughly. C. Grass Areas: 1. Areas to be Solid Seed Bermudagrass: Blocks of seed should be laid joint to joint, (slightly jointed) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of seed should be filled with loam soil where they are evidently grassed even. Then watered thoroughly. 2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of four (4) pounds per one thousand (1,000) square feet. Use a 4 x 4" better board against the bed areas.	
2.2 INSTALLATION	
A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.	
B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth and 6" plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.	
C. Position the trees and shrubs in their intended location as per plan.	
D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.	
E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.	

JOB CONDITIONS	
A. General Contractor to complete the following punch list: Prior to Landscape Contractor installing any portion of landscape installation, General Contractor shall have planting bed areas three (3") inches below finish grade of sidewalks, drives, and walks as shown on the drawings. All lawn areas to receive solid seed shall be left one (1") inch below the finish grade of sidewalks, drives, and walks. All construction details shall be removed prior to Landscape Contractor beginning any work.	
B. General Contractor shall provide (topsoil) as described in Section 02200 - Earthwork.	
C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.	
1.5 MAINTENANCE AND GUARANTEE	
A. Maintenance: 1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions. 2. Maintenance shall include watering of trees and plants, aeration, weeding, spraying, edging, pruning of trees, mowing of grass, clearing up and all other work necessary to maintain the landscape. 3. A written notice requesting final inspection and acceptance shall be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance. 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.	
B. Guarantee: 1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died or that show, sick, or generally have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final. a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used for replacement, shall carry a twelve (12) month guarantee. Any damage, including trees in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired. b. All the direction of the Owner, plants may be replaced at the end of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately. c. When plant replacements are made, plants, soil, mulch and water will be utilized as originally specified and re-landscaped for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.	

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

1.7 QUALITY ASSURANCE	
A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.	
B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.	
C. Selection of Plant Material: 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance pruning and fertilization which will insure the purchased materials will meet and exceed project specifications. 2. Landscape Architect will provide a key identifying each tree location on plan. Written verification will be required to document material selection, source and delivery schedule to site. 3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality. 4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for age and condition of root balls, limbs, branching habit, insects, injuries, and latent defects. 5. Owner and/or Architect may reject any unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be replaced.	

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING	
A. Preparation: 1. Balled and Burlapped (BB&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development. 2. Container Grown Plants: Deliver plants in rigid containers to hold ball shape and protect root mass.	

A. Delivery: 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protected materials from deterioration during delivery and while stored at site. 2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site. 3. Protect root balls by burlapping with burlap or other approved moisture retaining material if not planted within 24 hours of delivery. 4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport. 5. Notify Architect of delivery schedule 12 hours in advance so plant material may be observed upon arrival at job site. 6. Remove rejected plant material immediately from site. 7. To avoid damage or stress, do not lift, move, adjust to plants, or otherwise manipulate plants by trunk or stems.	
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PART 2 - PRODUCTS	
2.1 PLANTS	
A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tips of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer landscape. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.	
B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an add/bidder only. Confirm all quantities on plan.	
C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable deformities, insect eggs and larvae and are to be of specimen quality.	
D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.	
E. Trees shall be healthy, full branched, well-shaped and shall have the trunk diameter and height requirements of the plant schedule. Balls shall be firm, not, slightly tapered, and well wrapped in burlap. Any tree found in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball.	
F. Planting: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.	

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Fertilize, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dalagras or Nutgrass shall be rejected.
2. Physical properties as follows:
 - Clay - between 7-22 percent
 - Silt - between 15-25 percent
 - Sand - less than 62 percent
3. Organic matter shall be 3% - 10% of total dry weight.
4. If required, provide a verified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 60% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine-textured material.

C. Premium Bedding Soil as supplied by Vital Earth Resources, Chadwell, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Just On Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of weeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown, Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilizer, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SRN or UFI) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Plant: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

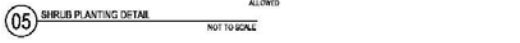
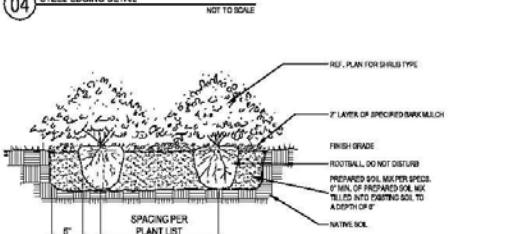
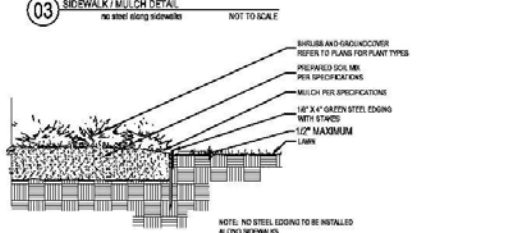
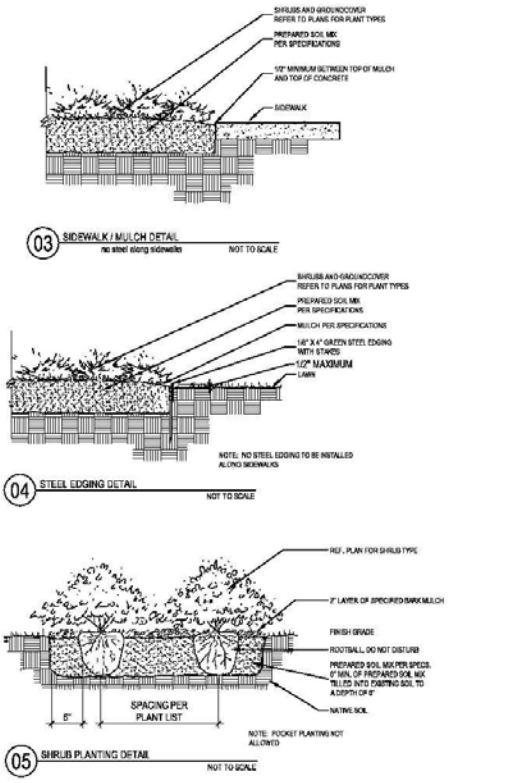
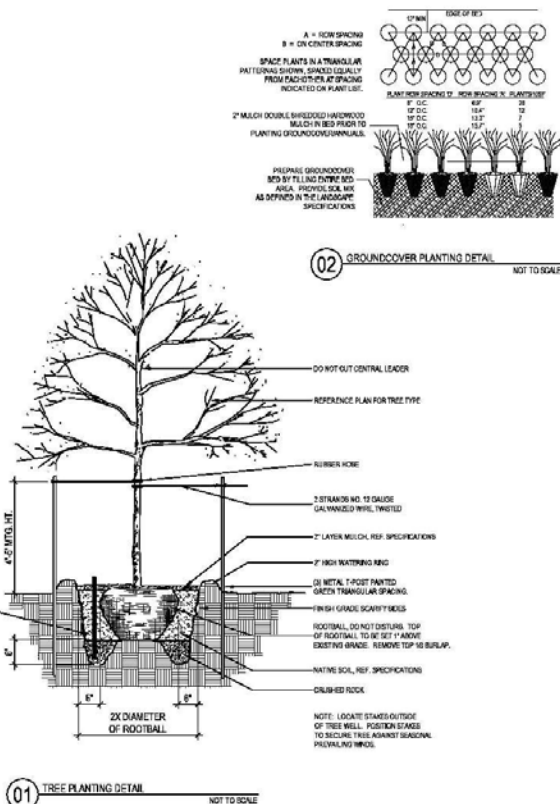
A. Steel Edging: Shall be Ryerson "Estate Cutting", 10" x 4" with stakes 4" on center.

B. Staking Material for Shade Trees:

1. Post: Shaded T Post, #1 Arrows with anchor plate, 6'-0" length, paint green.
2. Vane: 12 gauge, single strand, galvanized steel.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum 1 1/2 inch inside diameter. Color: Black.
4. Gravel: Washed native pea gravel, graded 1 in. to 1 1/2 in.
5. Fiber Fabric: Mestel 1405 by Cotencore Fibers Marketing Company, available at Lottland Co., (214) 651-0055 or approved equal.

F. Shrubs and tree pits shall be no less than two (2') feet, twenty four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than its vertical dimension. Remove and haul from site all rocks and debris over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.	
G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.	
H. Perforation Test: Fill the hole with water. If the water level does not penetrate within 24 hours, the hole needs to be reworked to achieve proper drainage. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.	
I. Backfill only with 3 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, backfill from the same source should not be used. Carefully settle by tamping to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all string, plastic, twine and wire mesh. Container trees will usually be pot bound. If so follow standard nursery practice of "root scoring".	
J. Do not map lines.	
K. Do not over prune.	
L. Mulch the top of the ball. Do not plant grass at the base of the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.	
M. All plant balls and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.	
N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected for the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3") feet below grade and less than six (6") inches below the bottom of the ball. When plants are properly set at the required grade. The work of this section shall include the removal from the site of both rock or underground obstructions encountered at the base of the Landscape Contractor.	
O. Trees and large shrubs shall be installed as site conditions require. Position details to secure trees against seasonal prevailing winds.	
P. Pruning and Shaping: Pruning shall be directed by the Architect and shall be performed in accordance with standard horticultural practice following Fine Pruning. Class I pruning standards provided by National Arborist Association. 1. Deadwood or weak and/or dead limbs and branches shall be removed. General topping of the branches is not permitted. Do not cut terminal branches. 2. Pruning shall be done in the winter, when dormant. 3. Immediately after planting operations are completed, all new pits shall be covered with a layer of organic material two (2") inches in depth. This kind of the organic material. O. Root Cutting Installation: 1. Cutting shall be aligned as indicated on plans. Define the limits of steel edging and other Owners approval prior to installation. 2. All steel edging shall be free of holes and sharp bends. 3. Top of edging shall be 3/4" maximum height above grade. 1. Stakes are to be installed on the planting bed side of the edging, as opposed to the grass side. 2. Do not install steel edging along sidewalks. 3. Cut steel edging at 45 degree angle where edging meets sidewalk.	

2.3 CLEANUP AND ACCEPTANCE	
A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for materials shall be so organized that they are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping in trailing off of each day's work.	



architecture

9680 Audelia Road
Suite 123-86
Dallas, Texas 75238
214.281.9080

INTERCERAMICS

1924 Parker Road
Carrollton, Texas

2204

CLIENT: JOB #:

1	01.19.15	SUP SUBMITTAL
2	01.27.15	PERMIT SUBMITTAL
3	02.19.16	REVISED SUBMITTAL

4		
5		
6		
7		
8		
9		



SHEET CONTENTS:
LANDSCAPE
SPECIFICATIONS

DATE: January 19, 2015
SHEET:

smr
landscape architects, inc.
1754 N. Griffin Street
Dallas, Texas 75202
Tel: 214.871.5580
Fax: 214.871.5586
Email: smr@smr.com

CITY CASE FILE NO. 03-16Z1

L1.3

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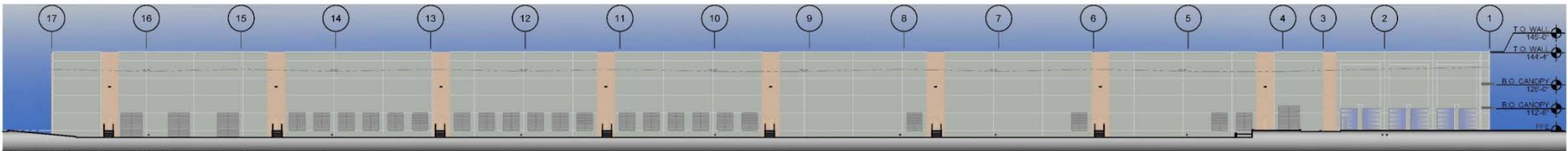
APPLICANTS EXHIBITS
Artists Renditions– Page 1



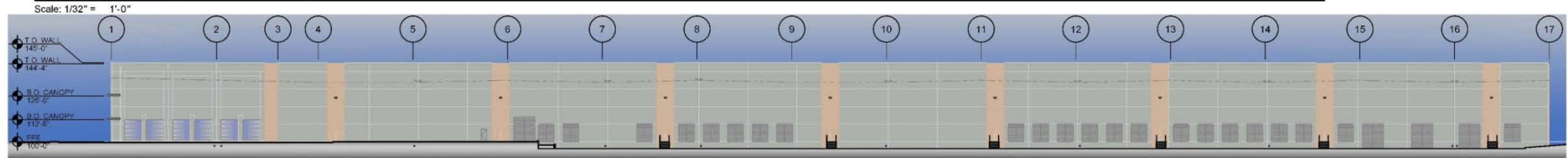
APPLICANTS EXHIBITS
Artists Renditions – Page 2



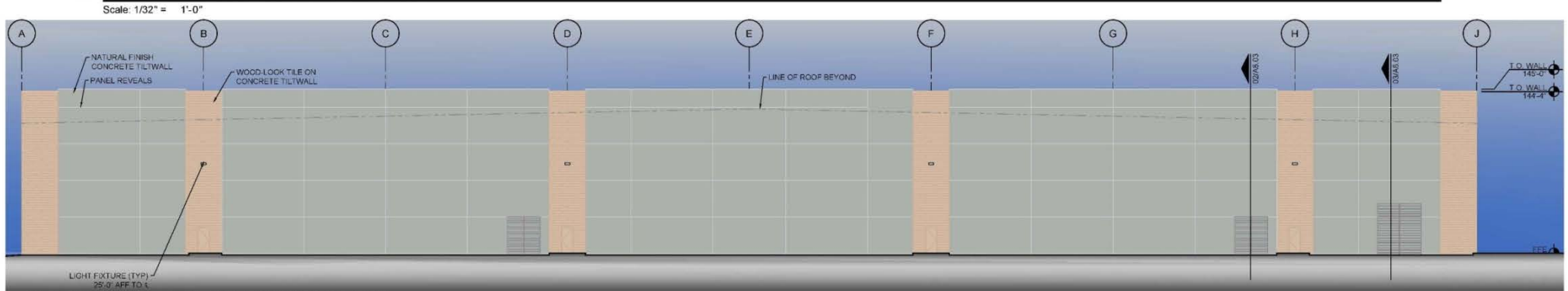
APPLICANTS EXHIBITS
Conceptual Elevations– Page 1



07 EAST ELEVATION-CONCEPTUAL



06 WEST ELEVATION-CONCEPTUAL

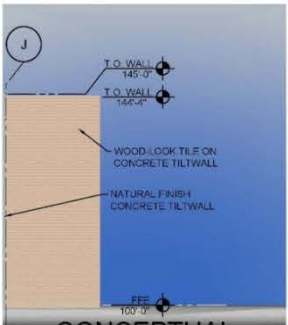


05 SOUTH ELEVATION-CONCEPTUAL

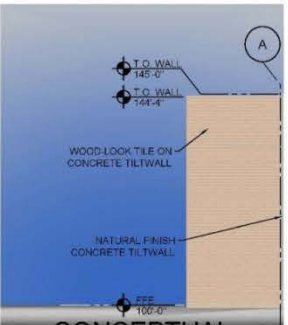
ELEVATION NOTES AND PAINT COLOR

A. ALL EXTERNAL ELECTRICAL PANELS AND CONDUIT SHALL BE PAINTED/TEXTURED TO MATCH BUILDING MATERIAL AND COLOR

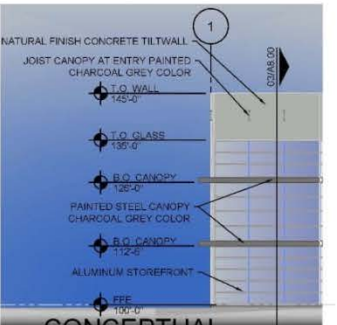
- WOOD-LOOK TILE (TBD)
- NATURAL FINISH CONCRETE TILT WALL
- PAINTED CONCRETE TILT WALL WITH FORM LINER (COLOR TBD)
- GLAZING



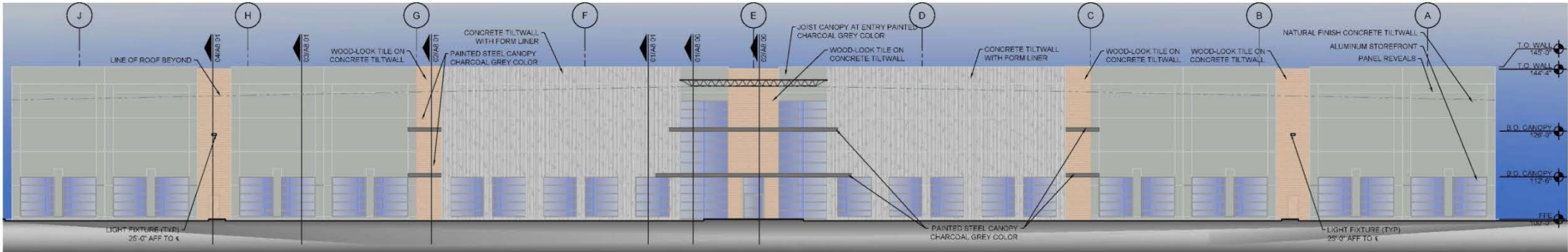
04 INSET ELEVATION



03 INSET ELEVATION



02 ENTRY ELEVATION



01 NORTH ELEVATION-CONCEPTUAL