LANDSCAPE CONSTRUCTION SPECIFICATIONS :

1.) General Contractor to bring all areas to final grade using a gradable soil and/or sand mix and boxblade.
2.) Landscape Contractor shall coordinate with General Contractor to locate all underground utilities and notify involed parties of any conflicts. Landscape Contractor shall exercise appropriate caution when working in the vicinity of such underground utilities.
3.) Prepare all new planting beds by removing all rocks, concrete and construction debris and till in 3" of new acidic Mixed Soil and pre-emergant herbicide such as Pennant or Eptam at the recommended rates, then rake all bed areas smooth prior to planting.
4.) Grade all planting beds to edges of beds and away from buildings prior to planting for positive drainage away from foundation(s).
5.) Fertilize all new trees and shrubs and with Osmocote (or equal) time-release fertilizer.
6.) Mulch all new planting beds and trees with a 2" (avg.) layer of shredded hardwood topdress mulch as from Letco or CJM Soil Supermarket.
7.) Double-Stake all specified trees (see plant list) with 2 (7' tall) painted metal T-Posts, multi-strand coated steel wire and clear poly-vinyl tubing.
8.) Root-Stimulate all new trees with Superthrive brand root-stimulator (or equal) as per manufacturers recommendations.
9.) Plant sizes shown are the minimum acceptable. Plants will be inspected and measured for conformance. Plants specified with container size only shall be of or better than locally accepted nursery standards. Obviously undersized, misshapen, weak or inadequately rooted plants will be rejected. The Owner's decision will be final in matters concerning plant size, condition and health. Plants larger in size than specified may be used if approved by the Landscape Architect or the Owner, but the use of larger plants will not automatically increase the contract amount.
10.) Thoroughly handwater all new plantings immediately after planting.
11.) Fine grade all new turf areas (by hand if necessary) prior to installation of grass. This is for a nice smooth turf-bed as well as for normal drainage purposes.
12.) Solid sod to be 99 percent pure Common Bermudagrass. Sod to be rolled immediately after wetting and installation. Hydromulch to be Common Bermudagrass : 10 lbs. hulled seed per 1000 s.f., green fiber and fertilizer mix / slurry.
13.) Landscape contractor is responsible for keeping jobsite neat, clean and safe at all times in reference to their landscape work. Excess excavated soil, accumulations of landscape related trash, plant containers etc. to be removed from jobsite by Landscape Contractor daily and at the end of the project.
14.) The Owner, Landscape Architect and general Contractor reserve the right to inspect the progress of the project and any or all of the materials and procedures used at any time. Such materials and procedures will be subject to approval or rejection at that time and promptly followed up in writing to all concerned parties.

GENERAL LAWN NOTES :

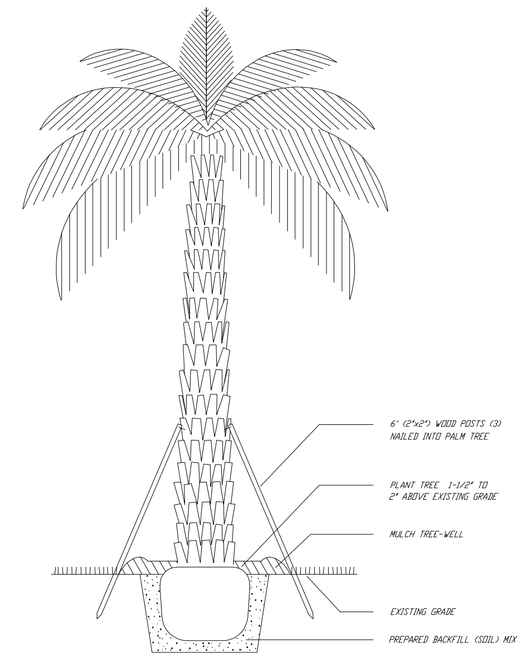
1.) Fine grade all new lawn areas to achieve final contours indicated on Civil Engineer's grading plan.
2.) Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3.) All lawn areas to recieve solid sod shall be left a maximum of 1" below final finish grade. Landscape Contractor to coordinate with General Contractor and Grading Contractor to achieve acceptable results.
4.) Imported topsoil shall be natural, friable soil from the region, free from clumps, toxic substances, roots, trash and debris, vegetation, rocks etc. and shall contain no salt. Topsoil shall be brown to black in color.
5.) All lawn areas to be fine graded, irrigation trenches settled and finish grade approved by The Owner's General Contractor or Civil Engineer prior to turfgrass installation.
6.) All rocks and stones 3/4" diameter and larger, dirt or clay clods, sticks, concrete spoils etc. shall be raked up and removed prior to placement of topsoil and installation of turfgrass
7.) Landscape Contractor to provide 2" (two) inches of topsoil on all areas to recieve new turfgrass. (Provide this number as an ADD ALTERNATE in case Owner or General Contractor determines that this is not necessary)

LANDSCAPE MAINTENANCE NOTES :

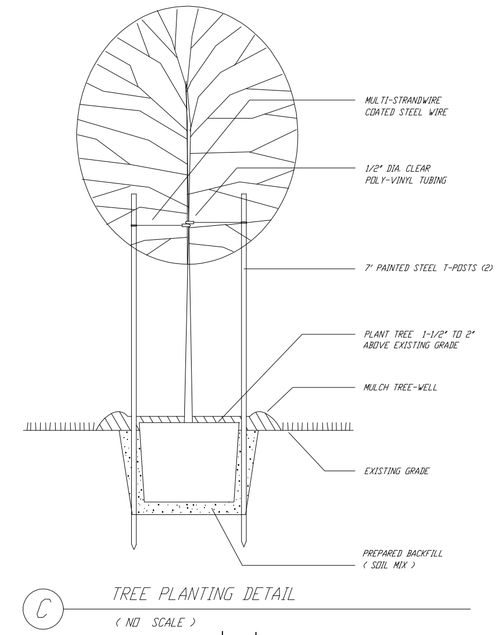
1.) The Owner shall be responsible for ongoing maintenance of the landscape.
2.) All landscpe shall be maintained in a neat and orderly manner at all times. Such maintenance shall include typical professional tasks as regular mowing, edging, pruning, fertilization, watering, weed control and other practices common to landscape maintenace in that area.
3.) All landscape areas shall be kept reasonably free of trash, litter, weeds and other unwanted material or plants.
4.) Landscape Contractor shall warranty all new trees for 1 year and all shrubs for 90 days after final project accepptance. Landscape Contractor shall also guarantee proper establishment of all turfgrass. All plant material warrantees and guarantees are contingent on an operational automatic irrigation system being in place and functioning for such plant material.
5.) Plant materials which die or otherwise need replaced shall be replaced within 30 days of such knowledge with material equal to or better than the original material.

HYDROMULCH NOTES :

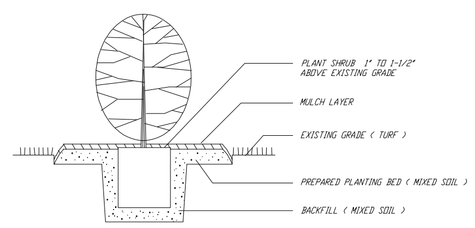
1.) All new lawn areas to be Common Bermudagrass, solid sod or hydromulch. See Landscape Plan (L1) for locations of each.
2.) Landscape Contractor shall shall scarify, rip and loosen all areas to a minimum depth of 3" prior to topsoil and hydromulch installation.
3.) Bermudagrass seed shall be extra hulled and treated lawn type and shall be delivered to the site in its original unopened container or sack and shall meet Texas State Agricultural Commission standards.
4.) Fiber ("mulch") shall be 100% wood cellulose fiber, delivered to the site in its original unopened container or sack i.e. 'Conweb' or equal.
5.) Fiber Tack shall be delivered to the site in its original unopened container or sack and shall be "Terra-Tack One' as manufactured by Growers Inc. or equal.
6.) Apply Hydromulch with Bermudagrass seed at a delivered rate of 2 pounds seed per 1000 sq. ft. of turf area.
7.) Use an appropriate batter board against most planting beds, structures and paving to prevent unsightly over-splash.
8.) If Installation occurs between Sept. 1 and Apr. 1, all hydromulch areas shall be Winter Ryegrass at a rate of 4 pounds per 1000 sq. ft. in lieu of the Common Bermudagrass. (This will be an ADD ALTERNATE). Landscape Contractor will then be required to re-hydromulch with Common Bermudagrass the following season as in the original bid. Areas to be re-hydromuched must be "scalped" of Rye Grass prior to re-hydromulching.
9.) All lawn areas to be hydromulched shall achieve 100% coverage, germination and overall general establishment for final acceptance.



B PALM TREE PLANTING DETAIL
(NO SCALE)



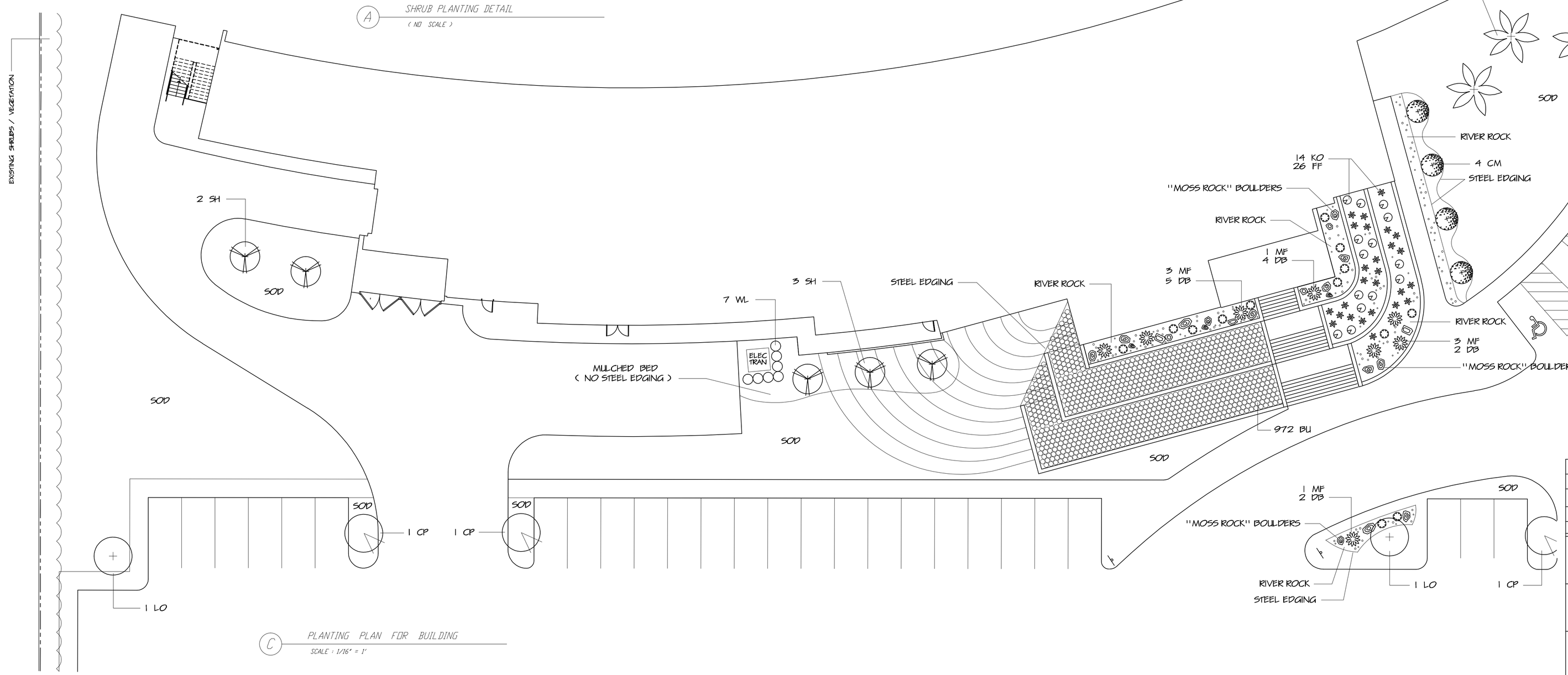
C TREE PLANTING DETAIL
(NO SCALE)



A SHRUB PLANTING DETAIL
(NO SCALE)

PLANT LIST

QUANT.	SYMBOL	PLANT TYPE	SIZE	NOTES
972	B U	BULBINE frutescens	1 GAL.	16" O.C. , FULL , HEALTHY
		RED AND YELLOW MIX		
4	C M	CRAPE MYRTLE	30 GAL.	MULTI-TRUNK , DOUBLE-STAKED
		'WATERMELON RED'		8' - 10' HT. X 4' - 5' SPR. , MATCHING
13	D B	DWARF BOTTLEBRUSH	5 GAL.	FULL , HEALTHY
				10" - 32" HT. X 16" - 20" SPR.
14	K O	DWARF RED SHRUB ROSE	5 GAL.	FULL , HEALTHY
		'DOUBLE KNOCK - OUT'		16" - 18" HT. X 14" - 18" SPR.
8	M F	MEDITERRANEAN FAN PALM	30 GAL.	FULL, HEALTY, MULTI-TRUNK
				FULL TO GROUND, 4.5' X 4.5'
5	S H	SAVANNAH HOLLY	65 GAL.	SINGLE-TRUNK , FULL TO GROUND
			3" CAL. MIN.	9' - 10' HT. X 3.5' - 4' SPR.
4	S P	FLORIDA SABAL PALM	9' - 11' CT	SINGLE-TRUNK , TRIPLE-STAKED
			6' HEAD	LEAVE HEAD TIED UP FOR 8 WEEKS
7	W L	WAXLEAF LIGUSTRUM	5 GAL.	2' - 9" O.C. , FULL , HEALTHY
				28" - 34" HT. X 20" - 26" SPR.



C PLANTING PLAN FOR BUILDING
SCALE : 1/16" = 1'

INTEGRATED LANDSCAPE ARCHITECTURE
798 ROLLING OAKS DRIVE
DRIFTWOOD, TEXAS 78619
PHONE : 713-973-7891
FAX : 512-847-0186
E-MAIL : inlandsys@swbmail.com

10/11/12
STATE OF TEXAS
DUANE BUNGO
1375
REGISTERED
LANDSCAPE ARCHITECT

REV.NO.	DESCRIPTION	DATE	APP.
# 3	CITY COMMENTS	10/11/12	
# 2	PLANTERS REVISION	7/10/12	
# 1	ADD OPTIONS	5/24/12	

TOP GOLF
I-10 AT MEMORIAL BROOK

LANDSCAPE DETAILS & SPECIFICATIONS

TERRA ASSOCIATES, INC. CONSULTING ENGINEERS
1445 N. LOOP WEST - SUITE 450
HOUSTON, TEXAS 77008
713-993-0333
TBPE Registration No.: F-003832

DRAWN BY: DFB	SCALE: 1/16" = 1'	CONTRACT: 1
CHECKED BY: DAS	DATE: OCT. 11, 2012	PROJECT No. 0030-1101
FILE NAME:	PLOT SCALE: 1:1	SHEET L-2 OF 5

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