

SECTION 02910 - SOIL PREPARATION

- PART 1 - GENERAL
- A. DESCRIPTION
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
- B. EXAMINATION
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
 2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED PREPARATION WORK.
- C. APPROVALS
1. ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.
- PART 2 - PRODUCTS
- A. MATERIALS
1. COMPOST:
 - 1.1. COTTON BUR COMPOST
 - 1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX, OR CLEAR FORK MATERIALS, ALLEDO, TX, OR APPROVED EQUAL.
 2. FERTILIZERS AND SUPPLEMENTS:
 - 2.1. A 6-2-2 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE, OR APPROVED EQUAL.
 3. MULCH
 - 3.1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.

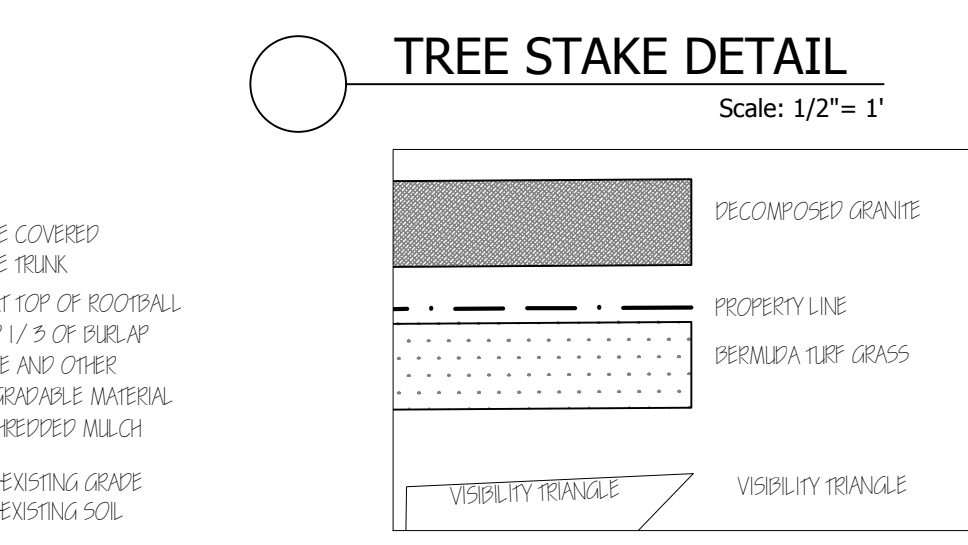
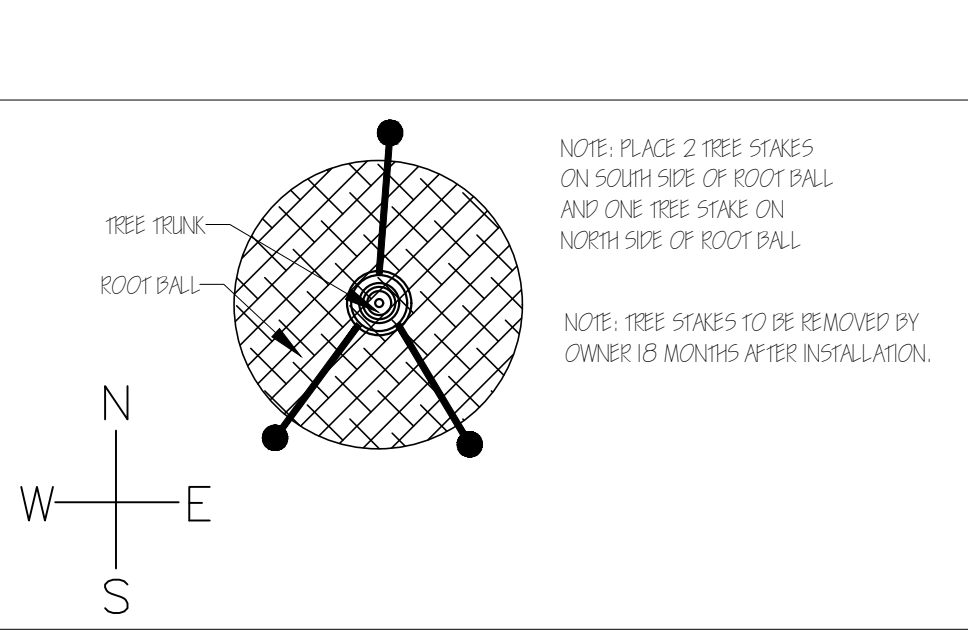
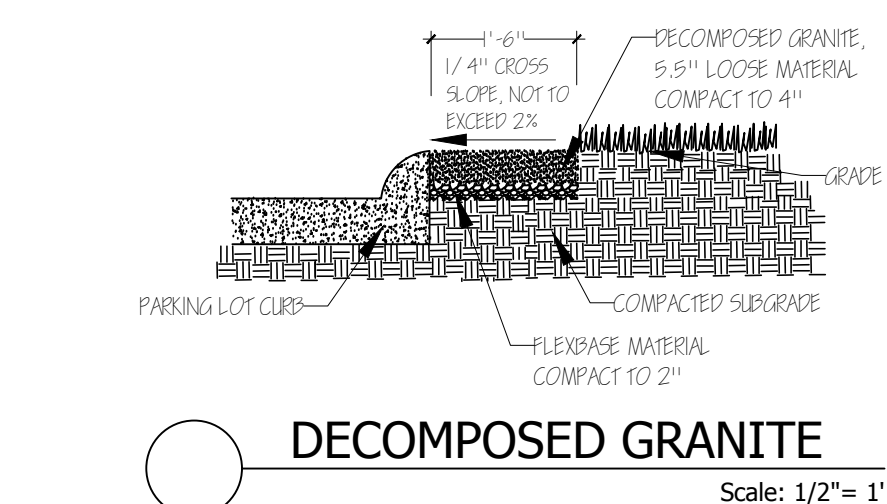
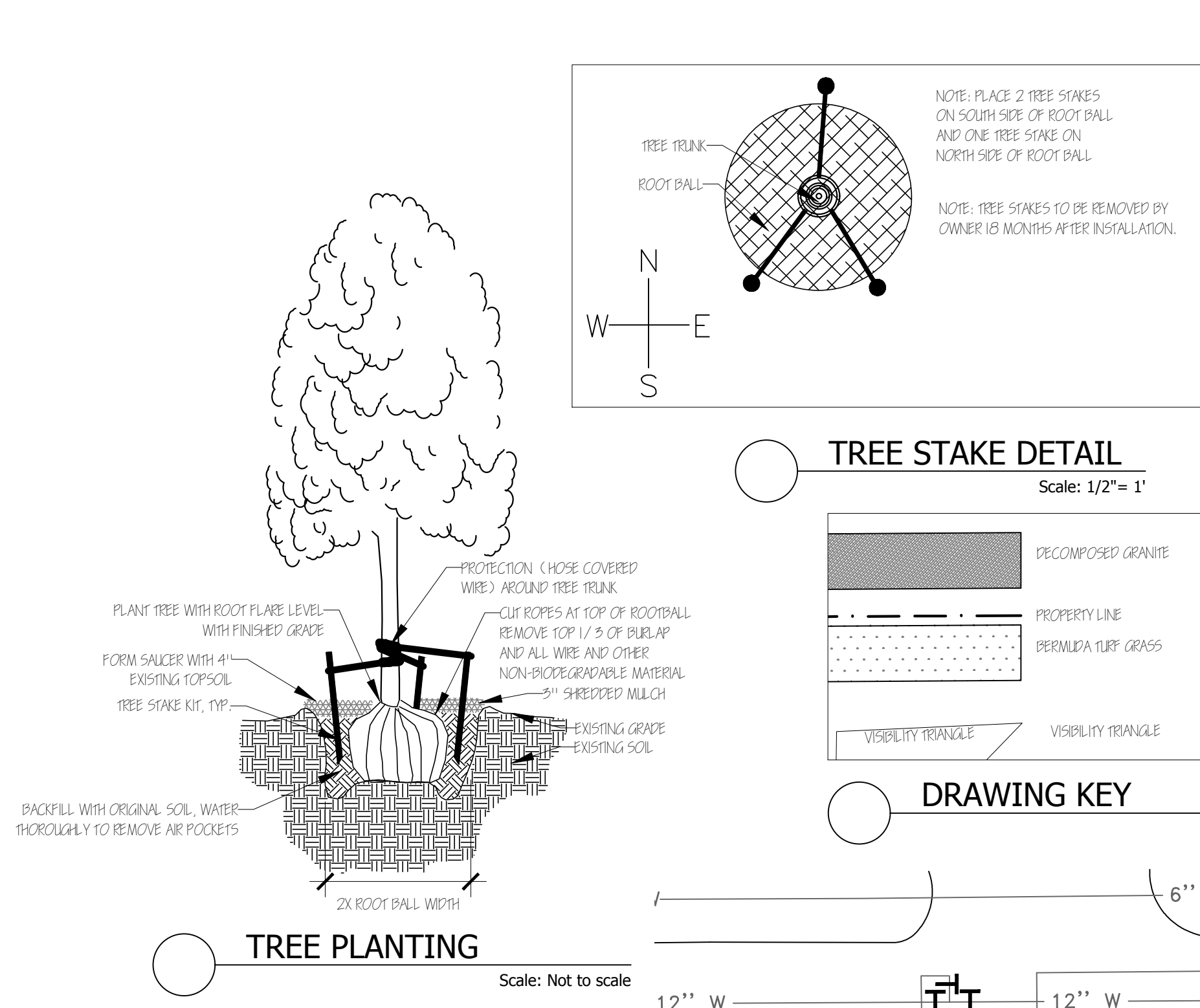
- PART 3 - EXECUTION
- A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION
1. GENERAL
- 1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
 - 1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
 - 1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
2. SHRUB BEDS:
- 2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES.
 - 2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS.
 - 2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
 - 2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
 - 2.5. TOP-DRESS BEDS WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
3. SOD AND SEED AREAS
- 3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
 - 3.2. ADD 1/2 INCH COMPOST TO ALL AREAS.
 - 3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

END OF SECTION 02910

- NOTES
- GENERAL LANDSCAPE
1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.
 2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.
 3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.
 4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL).
 5. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

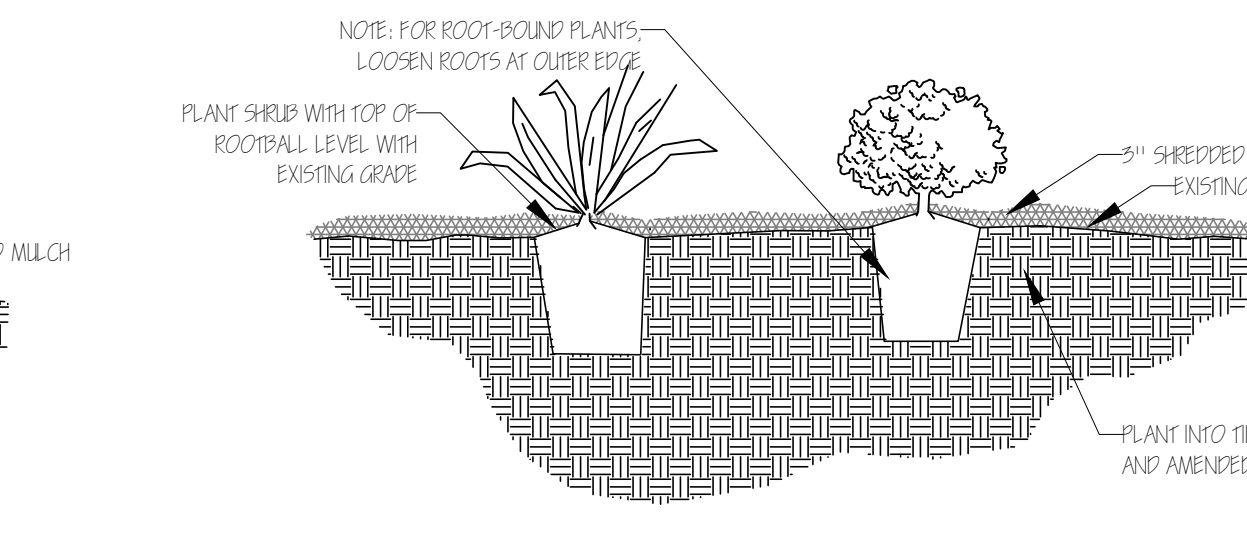
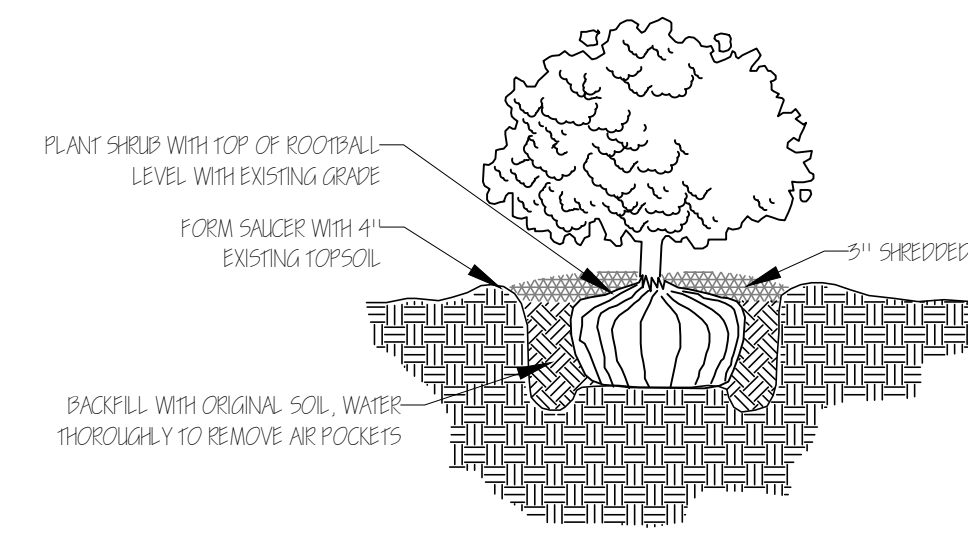
SECTION 02915 - LANDSCAPE PLANTING

- PART 1 - GENERAL
- A. SPECIAL CONDITIONS
1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
 2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
 3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE.
 4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK, AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
- B. REFERENCE STANDARDS
1. AMERICAN STANDARD FOR NURSERY STOCK, APPROVED NOV. 6, 1996 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
 2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
 3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.
- C. PREPARATION
4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
 5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
 6. COORDINATION WITH IRRIGATION SYSTEM:
 - 6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
 - 6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
 - 6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
 7. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES:
 - 7.1. CONTAINER GROWN PLANTS SHALL HAVE BEEN STEPPED-UP AS NECESSARY TO PREVENT ROOT GIRDLING.
 - 7.2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
 - 7.3. THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.
 8. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
 - 8.1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
 - 8.2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
 - 8.3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
 - 8.4. DO NOT STAKE OR GUY ANY TREES. IN SPECIAL CASES, TREE STAKING MAY BE NECESSARY TO PRESERVE A TREE THAT CONTINUES TO BLOW OVER. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY TREES THAT NEED STAKING FOR PERIOD OF ONE YEAR.
 - 8.5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.
- D. WARRANTY
1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHERWISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
 2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL OR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.
- END OF SECTION 02915



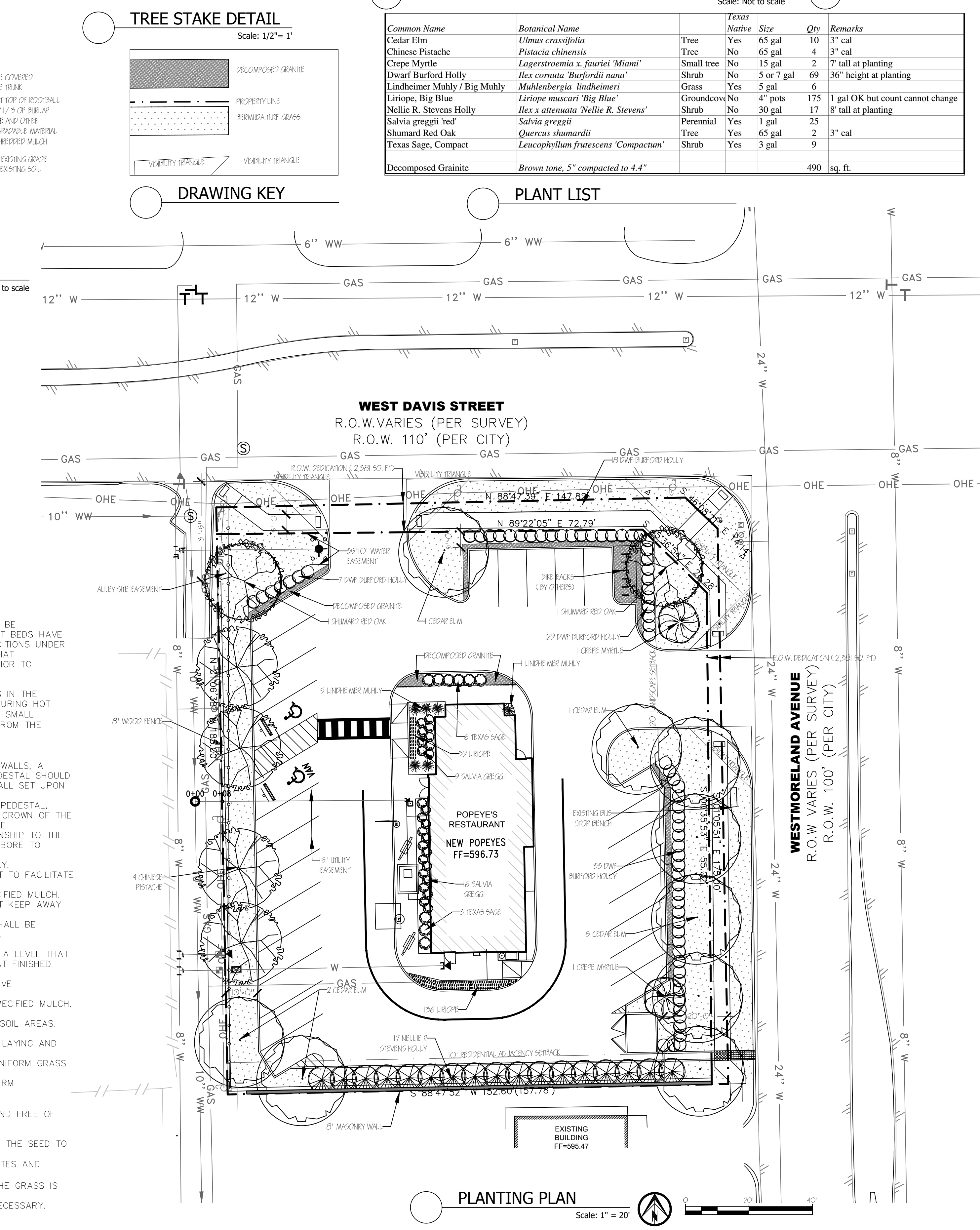
PLANT LIST

Common Name	Botanical Name	Texas Native	Size	Qty	Remarks
Cedar Elm	<i>Ulmus crassifolia</i>	Tree	65 gal	10	3" cal
Chinese Pistache	<i>Pistacia chinensis</i>	Tree	No	65 gal	4 3" cal
Crepe Myrtle	<i>Lagerstroemia x. fauriei 'Miami'</i>	Small tree	No	15 gal	2 7' tall at planting
Dwarf Burford Holly	<i>Ilex cornuta 'Burfordii nana'</i>	Shrub	No	5 or 7 gal	69 36" height at planting
Lindheimer Muhly / Big Muhly	<i>Muhlenbergia lindheimeri</i>	Grass	Yes	5 gal	6
Liriope, Big Blue	<i>Liriope muscari 'Big Blue'</i>	Groundcover	No	4" pots	175 1 gal OK but count cannot change
Nellie R. Stevens Holly	<i>Ilex x. attenuata 'Nellie R. Stevens'</i>	Shrub	No	30 gal	17 8' tall at planting
Salvia greggii 'red'	<i>Salvia greggii</i>	Perennial	No	1 gal	25
Shumard Red Oak	<i>Quercus shumardii</i>	Tree	Yes	65 gal	2 3" cal
Texas Sage, Compact	<i>Leucophyllum frutescens 'Compactum'</i>	Shrub	Yes	3 gal	9
Decomposed Granite	<i>Brown tone, 5" compacted to 4.4"</i>			490	sq. ft.

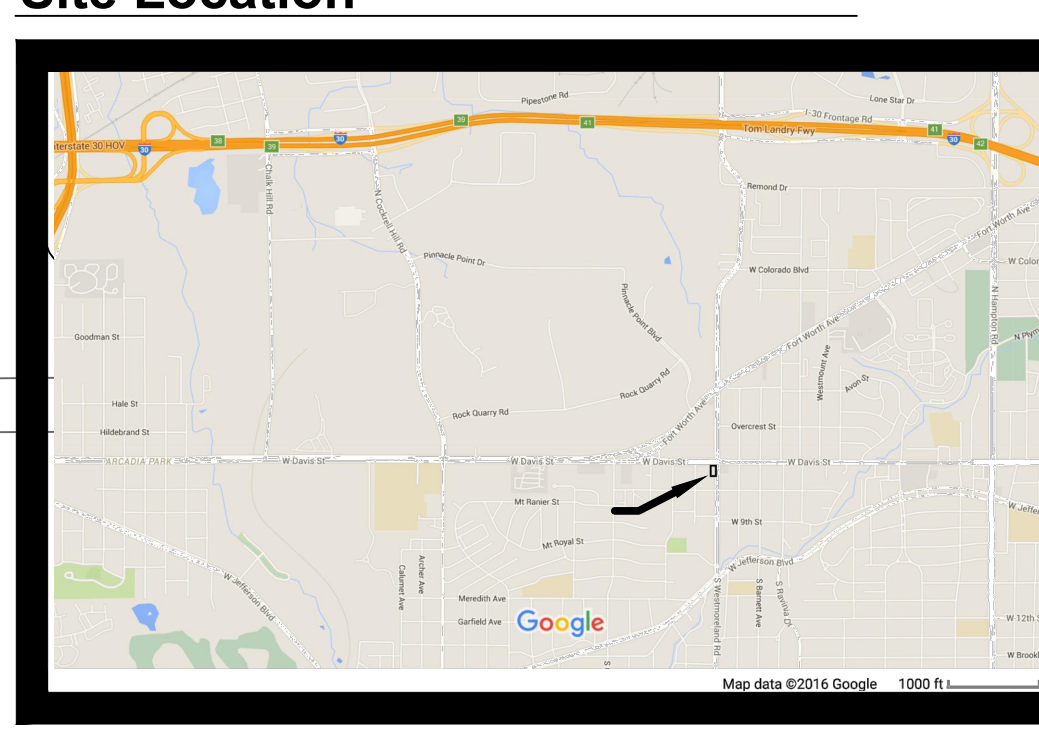


PLANTING PLAN

Scale: 1" = 20'



Site Location



Jurisdiction of Project

REGULATORY AUTHORITIES:

CITY OF DALLAS BUILDING INSPECTION
320 E. JEFFERSON BLVD
DALLAS, TEXAS 75202
972.237.8230

TEXAS DEPARTMENT OF LICENSING AND REGULATION
ELIMINATION OF ARCHITECTURAL BARRIERS
E.O. THOMPSON STATE OFFICE BUILDING
920 COLORADO
AUSTIN, TEXAS 78701
(512) 463-3211
(512) 475-2886 (FAX)

Landscaping Requirements

- LANDSCAPING:
PER CITY OF DALLAS REGULATIONS 51A
ARTICLE X. LANDSCAPE AND TREE PRESERVATION REGULATIONS
PD-631 AS AMENDED
- A. SITE TREES (1 TREE PER 4,000 SF)
TOTAL LOT 29,075 S.F.
72 SITE TREES REQUIRED
8 SITE TREES PROVIDED
 - B. STREET TREES (1 PER 25 LIN FT)
WESTMOORLAND ST.
TOTAL FRONTAGE 175' - 30" = 145 LIN. FT.
58 STREET TREES REQUIRED
WEST DAVIS STREET
TOTAL FRONTAGE 148' - 30" = 118 LIN. FT.
47 STREET TREES REQUIRED
3 STREET TREES PROVIDED (VARIANCE INCLUDED IN PD)
 - C. PARKING LOT TREES
ONE TREE WITHIN 120 LIN. FT. OF EACH PARKING SPACE PROVIDED
 - D. DESIGN STANDARDS
1. FOUNDATION PLANTINGS (VARIANCE INCLUDED IN PD)
2. SCREENING OF PARKING
E. BUFFER PLANTINGS (1 CANOPY OR 2 LARGE NON-CANOPY PER 50 LF)
SOUTH BUFFER PLANTING - 158 LIN FT
3 CANOPY TREES REQUIRED
3 CANOPY TREES PROVIDED
 - F. LANDSCAPE DESIGNED AS NOT TO OBSTRUCT THE VIEW AT ENTRIES AND EXITS
 - G. NO EXISTING TREES ON SITE.
 - H. 10' RESIDENTIAL-COMMERCIAL LANDSCAPE BUFFER (VARIANCE INCLUDED IN PD)

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED.
SYSTEM DESIGNED AND INSTALLED BY LICENSED IRRIGATOR. SYSTEM TO CONFORM TO TCEQ STANDARDS.

Owner & Professionals Information

OWNER
SUN HOLDINGS, LLC
C/O ARMANDO PALACIOS
3318 FOREST LANE, #200, DALLAS, TX 75234
214-551-0921

LANDSCAPE ARCHITECT
FELDMAN DESIGN STUDIOS
RICHARDSON, TEXAS 75083
ATTN: CAROL FELDMAN, 972-980-1740

SHEET NO.
L1.01

Z156-223
LANDSCAPE PLAN

NO. REVISIONS CONTINUED

DATE: 8.14.17

1. SITE PLAN CHANGE - MOVE DRIVE, WIDER SETBACK

2. CONSTRUCTION DRAWINGS

3. SITE PLAN REVISIONS

NO. REVISIONS CONTINUED

DATE: 8.13.18

1. VISUAL CHANGE - SUBMITTAL

2. VISUAL CHANGE - SUBMITTAL

3. VISUAL CHANGE - SUBMITTAL

4. VISUAL CHANGE - SUBMITTAL

5. VISUAL CHANGE - SUBMITTAL

6. VISUAL CHANGE - SUBMITTAL

7. VISUAL CHANGE - SUBMITTAL

8. VISUAL CHANGE - SUBMITTAL

9. VISUAL CHANGE - SUBMITTAL

10. VISUAL CHANGE - SUBMITTAL

ADDED VISIBILITY TRIANGLE & ADJUSTED PLANTS

REVISED SITE PLAN & PLANTINGS PER CITY

DUMPSTER CHANGE & SPELLING CORRECTION

CHANGED PAGE TITLE PER CITY

CHANGED SOUTH LANDSCAPE BUFFER PLANTING

REVISED PER ARBORIST COMMENTS

REVISED PER ARBORIST COMMENTS

ADDED PLANTING DETAIL INFO TO PD VERSION

ADDED ROW FOR STREETS

STATE OF TEXAS

CAROL FELDMAN

REGISTERED LANDSCAPE ARCHITECT

2080

These plans have been prepared under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

LANDSCAPE PLAN

POPEYES RESTAURANT

3308 WEST DAVIS STREET

DALLAS, TEXAS