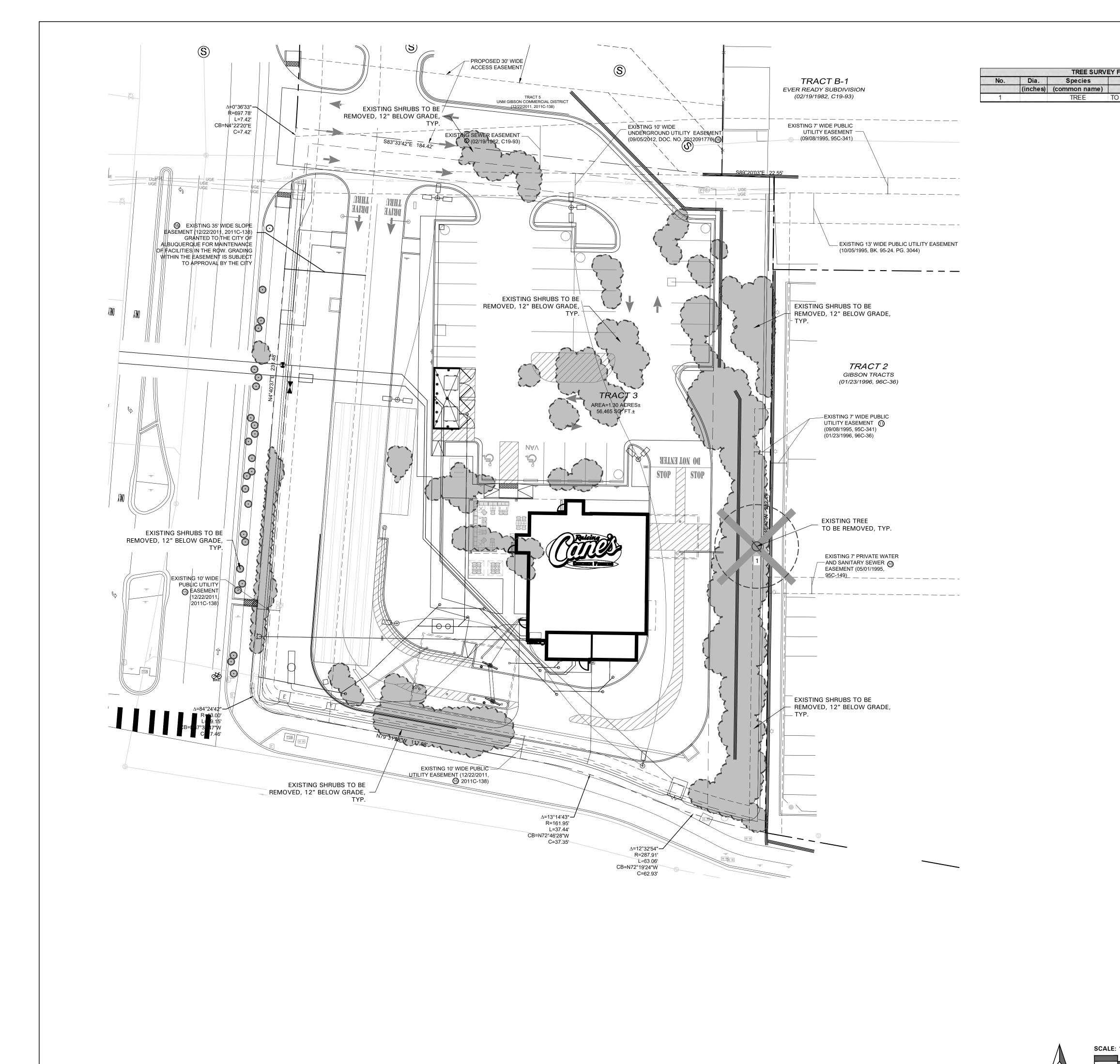
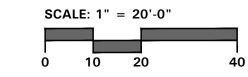
ADMINISTRATIVE AMENDMENT			
FILE #:	PROJECT #:		
APPROVED BY	DATE		







TREE SURV	EY FIELD DATA	
Species	Status	Remarks
mon name)		
TREE	TO BE REMOVED	

TREE PRESERVATION NOTES

- 1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- 2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- 3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- 4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- 5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- 6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- 7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- 8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- 9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- 10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- 11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- 12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- 13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

EXISTING TREE LEGEND



EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCING

TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01

EXISTING SHRUBS L

TO REMAIN

 $\sim\sim\sim$

EXISTING SHRUBS TO BE REMOVED TO 12" BELOW GRADE, TYP.



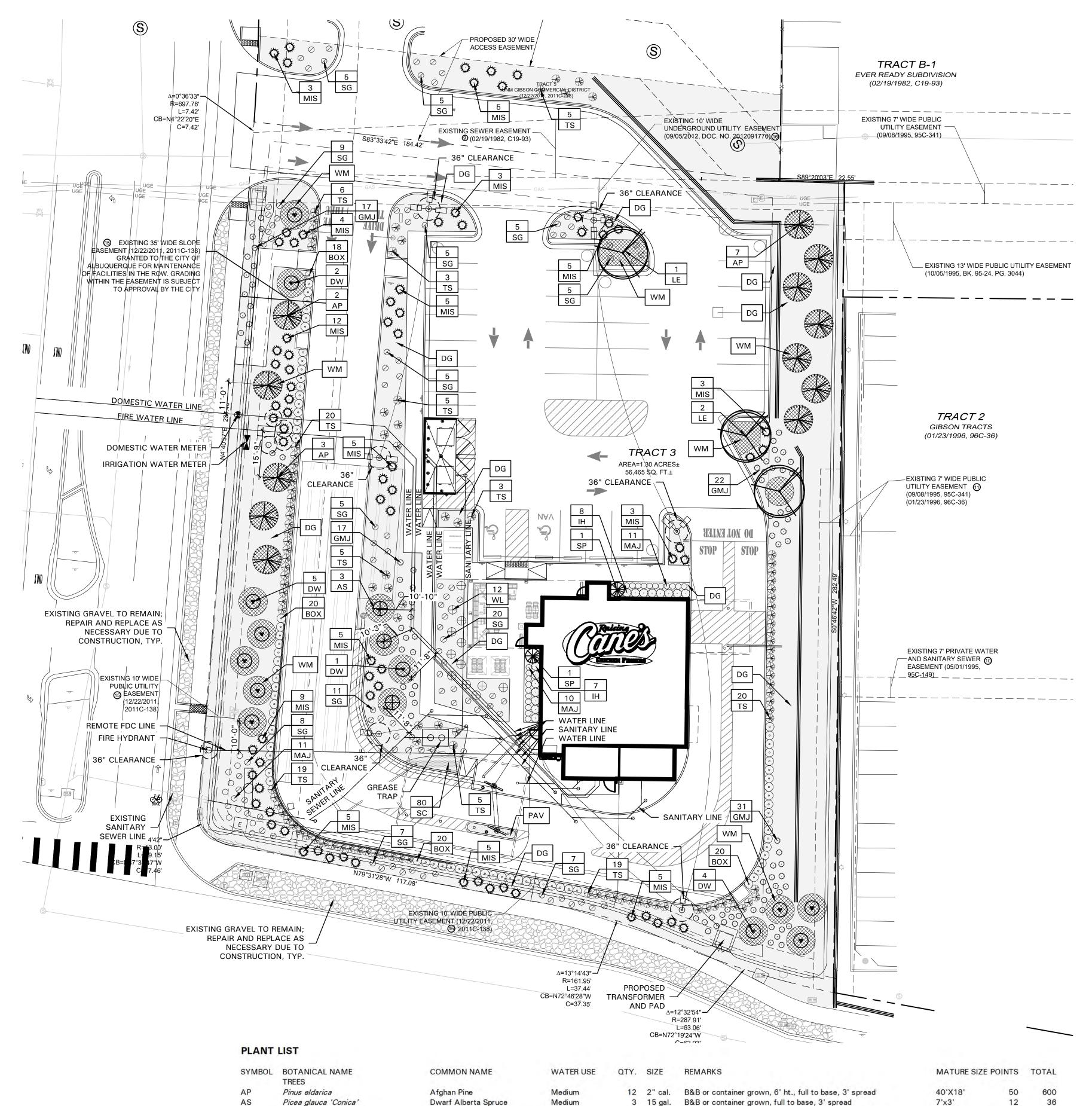




L1.01



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SYMBOL	BOTANICAL NAME TREES	COMMON NAME	WATER
AP	Pinus eldarica	Afghan Pine	Medium
AS	Picea glauca 'Conica'	Dwarf Alberta Spruce	Medium
DW	Chilopsis linearis	Desert Willow	Low
LE	<i>Ulmus parvifolia 'Sempervirens'</i> SHRUBS/GROUNDCOVER	Lacebark Elm	Medium
BOX	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	Medium
GMJ	Juniperus procumbens 'Nana'	Green Mound Juniper	Low
IH	Raphiolepsis indica 'Bay Breeze'	Indian Hawthorne 'Bay Breeze'	Medium
MAJ	Juniperus sabina 'Mini Arcade'	Mini Arcade Juniper	Low
MIS	Miscanthus sinensis 'Adagio'	Miscanthus 'Adagio'	Medium
SC		Seasonal Color	Medium
SG	Salvia greggii 'Red'	Salvia Greggii	Low
SP	Juniperus chinensis 'Spartan'	Spartan Juniper	Low
TS	Leucophyllum frutescens 'Green Cloud'	Texas Sage 'Green Cloud'	Low
WL	<i>Ligustrum japonica</i> MISCELLANEOUS	Wax Leaf Ligustrum	Medium
DG		Decorative Gravel	
PAV		Concrete Pavers	
WM		Wood Mulch	
		and a shall show which the first the second value of the first second second second second second second second	and a lot to must be table

refer to Specifications 2.2D/L2.02 NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. 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.

Medium	12	2" cal.	B&B or container grown, 6' ht., full to base, 3' spread	40'X18'	50	600
Medium	3	15 gal.	B&B or container grown, full to base, 3' spread	7'x3'	12	36
Low	12	2" cal.	container grown, 3-5 trunk, 8' ht. min., 4' spread min.	20'X25'	55	660
Medium	3	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching	40'x40'	50	150
Medium	78	5 gal.	container full, 20" spread, 36" o.c.	4'x4'	15	1,170
Low	87	5 gal.	container full, 20" spread, 24" o.c.	2'x4'	35	3,045
Medium	15	5 gal.	container full, 20" spread, 24" o.c.	3'x4'	20	300
Low	32	5 gal.	container full, 20" spread, 24" o.c.	1'x'4'	35	1,120
Medium	77	5 gal.	container full, 36" o.c.	5'x'5'	15	1,155
Medium	80	4" pots	container full, 12" o.c., selection by Owner	1'x1'	10	800
Low	97	5 gal.	container full, 20" spread 24" o.c.	3'x4'	20	1,940
Low	4	15 gal.	B&B or container grown, full to base, 3' spread	15'x5'	50	200
Low	111	5 gal.	container full, 20" spread, 24" o.c.	6'x'6'	30	3,330
Medium	12	5 gal.	container full, 20" spread, 36" o.c.	8'x'6'	20	240
			'Santa Fe Brown' decorative gravel, 3" depth with weed barrier fal refer to 03/L2.02	bric		

LANDSCAPE NOTES

- OF UNDERGROUND UTILITIES.
- AWAY FROM ALL STRUCTURES.
- GRADE IN LAWN AREAS.
- TOP OF WALKS AND CURBS.
- INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE NOTES

- THE MAINTENANCE OF ALL LANDSCAPE.
- COMMON TO LANDSCAPE MAINTENANCE.
- OR PLANTS NOT PART OF THIS PLAN.
- APPROPRIATE FOR THE SEASON OF THE YEAR.
- BETTER VALUE.
- AFTER FINAL ACCEPTANCE.

CITY OF ALBUERQUE NOTES

5-6(C)(9)(A) ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF WAY.

5-6(C)(9)(B) ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9 FOOT CLEARANCE OVER THE STREET SURFACE.



1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.

2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY

3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE

4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED

5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.

6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE

7. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND

8. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR

2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES

3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL

4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS

5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR

6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN

CONCRETE PAVER NOTES

1. CONTRACTOR SHALL ADHERE TO THE MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND ANY OTHER REQUIREMENTS OUTLINED BY THE MANUFACTURER FOR ALL PAVER INSTALLATION.

- 2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO COMMENCING ANY WORK.
- 3. CONCRETE PAVERS SHALL BE:
 - BELGARD[®] LEGACY SERIES
 - MODEL: HOLLAND STONE • PATTERN: HERRINGBONE
 - COLOR: CHARCOAL
- 4. CONTRACTOR SHALL SUBMIT A STANDARD COLOR SAMPLE BOARD TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR FINAL COLOR SELECTION PRIOR TO PLACING ORDER.
- 5. THE FINAL COLOR SELECTION SHALL BE MADE BY THE OWNER'S AUTHORIZED REPRESENTATIVE ON-SITE.
- 6. CONCRETE PAVERS AVAILABLE FROM:
- WWW.BELGARD.COM
- 7. THE CONTRACTOR SHALL CONSTRUCT A SAMPLE PANEL 4'-0" BY 4'-0" ON-SITE, AT NO EXPENSE TO THE OWNER, FOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK
- 8. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY AND ALL WORK EXECUTED BY THE CONTRACTOR WHICH DOES NOT MEET HIS/HER EXPECTATIONS AND THE MANUFACTURER'S SPECIFICATIONS.
- 9. THE CONTRACTOR SHALL MAKE ANY MODIFICATIONS REQUIRED BY THE OWNER'S AUTHORIZED REPRESENTATIVE AT NO EXPENSE TO THE OWNER.

LANDSCAPE TABULATIONS THE CITY OF ALBUQUERQUE, NEW MEXICO

SITE LANDSCAPE REQUIREMENTS

- 1. The total landscaped area required for each development shall equal not less than 15% of the net lot area.
- 2. Tree canopies and ground-level plants shall cover a minimum of 75% of the total landscape area.
- 3. Of the required vegetative coverage, a minimum of 25% shall be provided as ground-level plants.

Total Site: 56,428 s.f.

Required 8,042 s.f. (15%) 6,115 s.f. (75%) 3,770 s.f. (25%)

Provided 19,424 s.f. (36%) 14,336 s.f. 12,830 s.f.

Total Landscape Area: 19,424 s.f. Ground-level vegetative coverage: 12,830 s.f. (66%) Organic Mulch Area: 2,446 s.f. (13%) Gravel Groundcover Area: 4,148 s.f. (21%)

STREET TREES

One (1) tree every 25 feet on center along street frontage.

ALUMNI DRIVE SE: 228 I.f. Required

Provided (9) trees, 2" cal. (9) trees, 2" cal.

GIBSON BOULEVARD SE: 223 I.f. Required Provided (9) trees, 2" cal. (9) trees, 2" cal. *provided in alternate location due to easement

PARKING LOT INTERIOR

- One (1) tree is required per 10 parking spaces. No parking space may be more than 100 feet in any
- direction from a tree trunk.
- 3. At least 75% of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy diameter of at least 25 feet.

Parking Spaces: 30 Required: (3) trees

75% deciduous

Provided: (3) trees 100% deciduous

conflict

DRIVE THROUGH SCREENING

1. Drive-through lanes adjacent to public rights-of-way shall be screened by a landscape buffer area at least 6 feet wide containing a vegetative screen or wall constructed of a material similar in texture, appearance, and color to the street facing facade of the primary building.

Required: 36" vegetative screen Screen wall

Provided: 36" vegetative screen Screen wall



4245 North Central Expy Suite 501 Dallas, Texas 75205 214.865.7192 office



LANDSCAPE PLAN

Date:	03.27.2023
Project Number:	RAC22025.0
Drawn By:	JM

Sheet Number:



Building Pad: 2,818 s.f. Net Lot Area: 53,610 s.f.

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

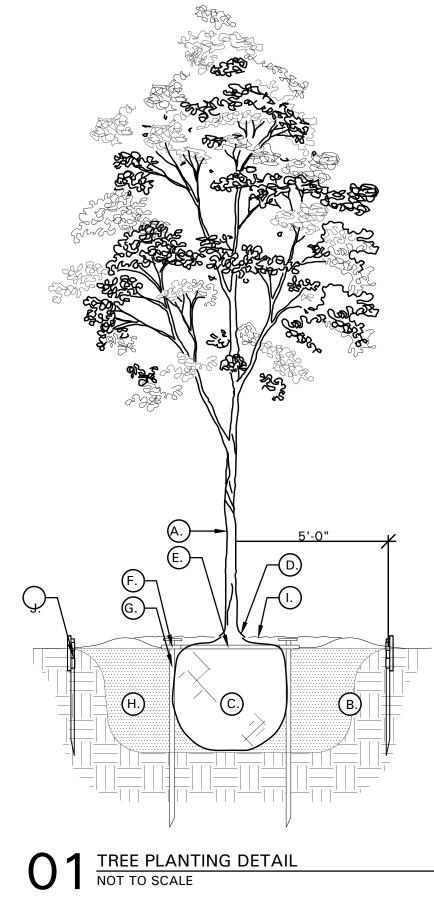
1.2 DESCRIPTION OF WORK

- A. 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 grasses)
- 2. Bed preparation and fertilization
- 3. Notification of sources
- 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: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. New Mexico Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 Cornell University
- 1.4 NOTIFICATION OF SOURCES AND SUBMITTALS
- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.
- 1.5 JOB CONDITIONS
- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape 1.7 QUALITY ASSURANCE installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. 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.
- 1.6 MAINTENANCE AND GUARANTEE
- A. Maintenance:
- 1. The Landscape Contractor shall 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, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
- 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

- Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. 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 so that shape, size, or symmetry 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 in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises 1.8 PRODUCT DELIVERY, STORAGE AND HANDLING immediately.
- c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the 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 complete, undamaged condition and there is a stand of grass in all lawn areas. At that 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. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

С.

- 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.
- Selection of Plant Material: 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 ensure the purchased materials will meet and / or exceed project specifications.
- 2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
- Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
- Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,



TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP $\frac{1}{3}$ BURLAP INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO SHOULD BE IN THE CENTER OF THE RING.
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- G. NAIL STAKE: REFER то MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

do not measure from branch or root tip-to-tip.

- 5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- 6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
- 7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

- A. Preparation:
- 1. Balled and Burlapped (B&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 container to hold ball shape and protect root mass.
- B. Delivery:
- 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
- 2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on iob site.
- 3. Protect root balls by heeling in with sawdust 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 Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
- 6. Remove rejected plant material immediately from job site.
- 7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.
- PART 2 PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of 2.3 MISCELLANEOUS MATERIALS plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- 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 aid to bidders 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 disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner.

- Trees shall be healthy, full-branched, well-shaped, and shall meet 3.1 BED PREPARATION & FERTILIZATION the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root 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. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.
- 2.2 SOIL PREPARATION MATERIALS
- A. Sandy Loam:
- 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
- 2. Physical properties as follows:
- a. Clay between 7-27 percent b. Silt – between 15-25 percent
- c. Sand less than 52 percent
- 3. Organic matter shall be 3%-10% of total dry weight.
- 4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing 3.2 INSTALLATION laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative Β. matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- С Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown unless otherwise specified on plans.
- Organic Fertilizer: Fertilaid, 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.
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients
- G. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.
- Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
- D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products or approved equal.
- E. River Rock: 'Colorado' or native river rock, 2" 4" dia.
- Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base

SCARIFY SIDES

D2 SHRUB / GROUNDCOVER DETAIL NOT TO SCALE

CONCRETE WALK

NO STEEL EDGING SHALL

BE INSTALLED ALONG

SIDEWALKS OR CURBS

PART 3 - EXECUTION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
- 1. Prepare new 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 Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered 2. All planting areas shall receive a three (3") inch layer of in any plant pit excavation work to be done under this section, specified mulch. alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed on site (use imported topsoil as needed) free from large to a depth of not less than three (3') feet below grade and no clumps, rocks, debris, caliche, subsoils, etc., placed in nine less than six (6") inches below the bottom of ball when plant is (9") inch layers and watered in thoroughly. properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- 3. Backfill for tree pits shall be as follows: Use existing top soil
- C. Grass Areas:
- 1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

- 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 areas are 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 Balls of earth of B & B 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
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- 2. All steel curbing shall be free of kinks and abrupt bends. E. Excavate pits with vertical sides and horizontal bottom. Tree 3. Top of curbing shall be $\frac{1}{2}$ " maximum height above final pits shall be large enough to permit handling and planting finished grade. 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 4. Stakes are to be installed on the planting bed side of the bear the same relationship to the finish grade as it did to soil curbing, as opposed to the grass side. surface in original place of growth.
- Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-guarter $(\frac{3}{4})$ inch in diameter. Plants should be thoroughly moist before removing 3.3 CLEANUP AND ACC 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. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another END OF SECTION location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.
- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from

CONCRETE PAVER $3 \frac{1}{8}$ " MIN. THICKNESS, REFER TO CONCRETE PAVER NOTES L2.01 BEDDING SAND, 1" - 1 ½" DEPTH CONCRETE CURB AND GUTTER, REFER TO CIVIL PLANS COMPACTED AGGREGATE BASE **4" MINIMUM THICKNESS** NOTE: PROVIDE DRAINAGE GEOTEXTILE TURNED FOR BEDDING SAND UP AT SIDES COMPACTED SUBGRADE PER GEOTECHNICAL REPORT 03 CONCRETE PAVERS DETAIL NOT TO SCALE SHRUBS / GROUNDCOVER REFER TO LANDSCAPE PLAN TOPDRESS MULCH PER SPECIFICATIONS; 3" MINIMUM-SETTLED THICKNESS TOP OF MULCH 1/2" MINIMUM BELOW TOP OF-CONCRETE WALK / CURB

-200

REFER TO LANDSCAPE PLAN

FOR SPACING

- Wyon

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- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST
- AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE
- FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT &
- MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK

- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- MULCH: 5' RADIUS, DOUBLE SHREDDED HARDWOOD MULCH 3 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. 3/16" x 4" BLACK EDGING, STAKES ON INSIDE; EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINISH GRADE. 5' RADIUS, TYPICAL
- K. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions
- ATTN: Jeff Tuley
- (903) 676-6143 jeff@treestakesolutions.com www.treestakesolutions.com
- OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE
- NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- L. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY THE MANUFACTURER'S SPECIFICATIONS PRIOR INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.

- Word

- 5. Do not install steel edging along sidewalks or curbs.
- 6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.
- A. Cleanup: Durin orderly at all tin organized so the debris shall be r paved areas clear work day.

3/16" X 4" BLACK EDGING

BE 1/2" MAXIMUM HEIGHT

PREPARED SOIL MIX PER

OF PREPARED SOIL MIX INTO

6" DEPTH OF EXISTING SOIL

-NATIVE SOIL

ROOTBALL

DO NOT DISTURB

SPECIFICATIONS; TILL 6" MINIMUM

ABOVE FINISH GRADE

STAKES ON INSIDE; EDGING SHALL

-LAWN / FINISH GRADE

POCKET PLANTING

NOT ALLOWED

the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top $\frac{1}{3}$ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

- J. Do not wrap trees.
- K. Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least three (3") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of three (3") inches over the entire bed or pit.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
- 1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
- 2. Pruning shall be done with clean, sharp tools.
- 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Q. Steel Curbing Installation:
- 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.

EPTANCE	
g the work, the premises shall be kept neat and nes. Storage areas for all materials shall be so at they, too, are neat and orderly. All trash and emoved from the site as work progresses. Keep an by sweeping or hosing them at end of each	
an by sweeping or hosing them at end of each	

4245 North Central Expy Suite 501 Dallas, Texas 75205 214.865.7192 office

Store: Gibson & Alumni Albuquerque, NM **Restaurant #RC972** P6-V-AV DESIGN Architectura Solutions Group Prototype : P6-V-AV 2022-1.0 RELEASE 09.22.2022 Prototype Issue Date: Kitchen Issue Date: Design Bulletin Updates: Date Issued: Bulletin Number **PERMIT SET** SOLID WASTE REVIEW 09/12/2022 11/30/2022 JNM SUBMITTAI 04/07/2023 FOR PERMIT 05/12/2023 CITY COMMENTS ITY COMMENTS 06/21/2023 Sheet Title: LANDSCAPE **SPECIFICATIONS**

Date: 03.27.2023 Project Number: RAC22025.0 Drawn By:

Sheet Number:



JM