

GENERAL LANDSCAPE NOTES

- All finished grades to be approved by the landscape architect prior to the installation of any plant material.
- Plant material to be approved by the landscape architect prior to installation.
- All tree locations to be staked by the landscape contractor and approved by the landscape architect prior to any holes being dug.
- If the contractor is to provide a 2 lb. sample of the proposed mulch for review and approval by the landscape architect & owner, the contractor shall provide 100% coverage of non-paved areas within the limits of construction.
- For all tree planting that encounters hardpan/caliche, provide separate unit price to install trees with an auger.
- It is the responsibility of the landscape contractor to inform the landscape architect of any plant material concerns based on the planting season. (E.G. Summer vs. Winter) Should the landscape contractor have any concerns about the plant material due to heat or frost exposure, the installer shall request a substitution or delay in planting. Once planted, all plant material is subject to specified warranties.
- All deciduous trees to be unconditionally guaranteed for 1 year after installation. All other plants shall be guaranteed for a minimum period of 90 days from the date of final approval by the City/Owner. Any plant materials not approved by the City/Owner prior to October 1st of the calendar year (in which they are installed) shall be further guaranteed until May 20th of the following calendar year.
- Trees, shrubs, groundcovers, vines, and turf which have to be replaced under the terms of the guarantee shall be guaranteed for an additional 90 days from the date of replacement.
- The landscape contractor shall be responsible for providing all finished grades, and for maintaining positive drainage away from all buildings during the finish grading process. All slopes not to exceed 4:1 in landscape areas.
- Under no circumstance shall any tree be planted within 4'-0" of any building without the express written approval of the landscape architect.
- Trees and shrubs shall be placed a minimum of 6'-0" from public accessways, utility cabinets, and fire hydrants.
- Shrubs must be, at maturity, 6'-0" from the rear of a fire hydrant. No material, other than groundcovers, may be placed between a fire hydrant and the street or roadway, or 6'-0" on either side. Field verify all hydrant locations with the civil engineering plans.
- All site improvements, including landscape and site clean-up, must be completed prior to final approval or certificate of occupancy.
- Trees adjacent to pedestrian walkways should have a minimum canopy clearance of 6'-8".
- The landscape contractor shall coordinate all construction with the appropriate utility companies and shall be responsible for all damage to utilities.
- The landscape contractor shall be responsible for the fine grading of all planting areas. Ensure positive drainage off of landscape berms.
- The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities on the plan will take precedence.
- Groundcover, when used, should extend under adjacent shrubs and trees.
- All planting areas shall be fertilized with 12 lbs./1,000 s.f. of 10-10-10 fertilizer.
- All planting beds (or mulch beds) shall be sprayed with Round-Up (or equal) prior to installation of the mulch.
- The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- Field adjustments may be required to avoid conflicts with proposed utilities or other site appurtenances. Notify the landscape architect prior to any field adjustments.
- All vegetative material must meet the American Standard for Nursery Stock sponsored by the American Association of Nurserymen and be approved by the American National Standards Institute, Inc. (ANSI).
- All new landscaping shall be in conformance with the standards of city ordinances.
- All planting shall be properly irrigated.
- All landscape islands to be excavated to a minimum depth of 24 inches.

GENERAL IRRIGATION NOTES

- The irrigation plan is diagrammatic and it shall be the irrigation contractor's responsibility to adjust the location of or watering rate of any head or drip emitter to provide full and adequate coverage or to add additional heads as necessary to ensure 100% coverage to turf and optimum growing conditions for all plant material. Contractor to assume liability for insufficient irrigation.
- Submit shop drawings of proposed system, layout and any pre-agreed upon equipment and/or layout modification for LA approval prior to installation.
- Submit as-built record drawings illustrating complete irrigations system to LA/Owner Rep. at time of completion of construction and prior to final payment.
- Locate parts and equipment (elec. valves, gate valves, flush valves, quick coupler valves and controllers) for LA approval prior to installation.
- Install all drip irrigation components as per manufacturer's requirements.
- All trenching within the dripline of existing trees is to be done by hand. No mechanical trencher shall be used in these areas and no roots larger than 1 1/2" in diameter shall be cut. Contact the landscape architect if a problem arises.
- The irrigation system has been designed for 65 psi. The irrigation contractor shall verify the water pressure in the field and notify the landscape architect immediately should a discrepancy exist. Irrigation heads and components shall be located a minimum of 24 inches from all buildings to avoid adverse performance of foundations and slabs due to the shrinking and swelling of clay sub-soils. In areas where spray heads are zones with rotor heads use appropriate rotary nozzles to match precipitation rates.
- Mainline may be shown diagrammatically. Contractor shall locate all mainline along sidewalks, within curbsides, and inside property lines. Sleeves shall be provided by contractor whenever mainline or lateral lines cross under sidewalks or roadways, even if not indicated on plan. Sleeve sizes are to be 6" for mainline and 4" for lateral lines unless otherwise indicated. Additional sleeves may be indicated on plans to carry control wires.
- The irrigation contractor shall size the pipe according to the pipe schedule. Gallons per minute are calculated by the combined emission head output downline from pipe being sized.
- All valve boxes (irrigation, gate valves, flush cap, water features, control wire etc.) are to be placed in mulch/decomposed granite/planting areas. Under no circumstances are the valve boxes to be placed in a lawn or hardscape area. Box/lid color to match adjacent granite/surface material as closely as possible.
- Group valves as much as possible. Place boxes parallel to curbs, buildings and each other. Provide 6" base of pea gravel for all valve boxes installed.
- All unsurfaced areas are to receive four inches of topsoil, seed, mulch, or sod and watered until a healthy strand of grass is obtained.
- The general contractor is responsible to provide power to the irrigation controller.
- Controllers are to be programmed to allow sufficient flow rates are maintained throughout the system.
- All controller wires should be located underneath mainline piping inside trenches to avoid possible cutting of wires if lines are dug up in the future. Contractor shall also run spare control wires in each direction from controller to farthest valves to serve as backup wires.
- 24 volt wiring to be #14 UFUL direct burial-solid copper.
- Wire sleeve to be 2" class 200 PVC (min.).
- Extend (2) additional control wires to furthest valve box, wire to controller, coil wire and label station numbers.
- Irrigation sleeves are to be schedule 40 PVC with a minimum diameter twice the size of the irrigation main line. Irrigation sleeves are to extend 12" beyond edge of pavement, wall or curb and a minimum of 36" beyond edge of sidewalks. Provide separate sleeve for wire at each sleeve location.
- If applicable contractor shall field verify best possible location to mount rain sensor within 25 feet of the controller. Avoid interference from trees, buildings, and other structures for optimum accuracy.
- Installation contractor and maintenance contractor shall closely monitor system to ensure that excessive irrigation moisture does not cause swelling of clay subsoil thereby causing harm to foundations and slabs.
- Civil plans shall govern in the installation of water, sewer, storm drainage and fire protection lines. See civil plans for location and sizes.

INSPECTIONS:

- No excavation shall occur in city R.O.W. without a R.O.W. permit--contact Public Works Department.
- The Contractor shall mark all water lines, sewer lines, and tree locations prior to calling for ROW permit.
- The landscape installation shall comply with approved landscape drawings prior to Final Acceptance by the City and issuance of a Certificate of Occupancy. Contact Development Services landscape architect for a landscape inspection.
- Water meters, cleanouts and other appurtenances, shall be accessible, adjusted to grade, clearly marked with flagging, and compliant with Public Works Department standards prior to calling for landscape and final R.O.W. inspections.

LANDSCAPE STANDARDS:

- Plantings and landscape elements shall comply with Engineering Standards, Public R.O.W. Visibility requirements.
- Unless otherwise specified, trees shall be planted no less than 6' from curbs, and 4' from sidewalks, utility lines, and screening walls. The City has final approval for all tree placements.
- A Three foot radius around a fire hydrant shall remain clear of plant materials pursuant to the Fire Code.
- Street trees, where required, shall be (10') minimum from the edge of a storm sewer curb inlet box and the edge of the root ball shall be (4') minimum from the water meter.
- All plants shall be grown and harvested in accordance with The American Standard for Nursery Stock (ANSI Z60.1-2004)
- Tree planting shall comply with details herein and the International Society of Arboriculture (ISA) standards.
- Tree pits shall be tested for water percolation. If water does not drain out of tree pit within 24-hours, the tree shall be moved or drainage shall be provided.
- Native site topsoil is to be protected from erosion or stockpiled.
- Native site topsoil shall be laboratory tested by and accredited laboratory and amended per said laboratory's recommendations.

IRRIGATION STANDARDS:

- Any changes to these approved irrigation drawings shall be authorized by the Development Services Landscape Architect.
- Contact Development Services for irrigation permit prior to installing the irrigation system.
- Irrigation overspray on streets and walks is prohibited.
- Mainlines, valves, or control wires shall not be located in the R.O.W.
- ET irrigation controllers shall be programmed and adjusted to not exceed the Landscape Water Allowance (LWA) prior to approval of landscape installation.
- Valves shall be located a minimum of (3') away from storm sewers, and sanitary sewer lines and 5 feet from City fire hydrants and water valves.
- The bore depth under streets, drive aisles, and fire lanes shall provide (2') of clearance (minimum).
- Irrigation heads that run parallel and near public water and sanitary sewer lines: shall be fed from stubbed laterals or bull-heads. A minimum 5-foot separation is required between irrigation main lines and laterals that run parallel to public water and sanitary sewer lines.
- No valves, backflow prevention assemblies, quick couplers etc. shall be located closer than 10' from the curb at street or driveway intersections.

MAINTENANCE STANDARDS:

- The owner shall be responsible for the establishment, maintenance, and vigor of plant material in accordance with the design intent and as appropriate for the season of the year.
- Landscape and open areas shall be free of trash, litter and weeds.
- All trees and shrubs shall be maintained in accordance with the Engineering Design Standards - Public R.O.W. Visibility Requirements.
- Tree maintenance shall be in accordance with the American National Standards for Tree Care Operations, ANSI A300 and the standards of the International Society of Arboriculture (ISA).
- Tree staking materials, if used, shall be removed after (1) growing season and not more than (1) year after installation. Steel tree stakes, wires, and hoses are prohibited.

SITE LANDSCAPE CALCULATIONS	
IMPERVIOUS AREA	148,866 SF/3.88 ACRES
LANDSCAPE/OPEN SPACE AREA	119,501 SF/2.74 ACRES
TOTAL SITE AREA	268,367 SF/6.62 ACRES
REQUIRED LANDSCAPE PERCENTAGE PER ZONING	25% OF TOTAL SITE
PROVIDED LANDSCAPE/OPEN SPACE PERCENTAGE	41% OF TOTAL SITE

TREE MITIGATION TOTALS	
(see separate Tree Survey List Table for existing tree reference numbers) (see separate Landscape Plan Sheets L2,L5,L6 for replacement planting)	
REMOVED TREE CALIPER INCHES TO BE MITIGATED:	3,561
CALIPER INCHES TO BE REPLACED:	1,032
TOTAL CALIPER INCHES TO BE MITIGATED:	2,529

NOTE: ALL EXISTING TREES WITHIN PROPERTY LINES--WITH THE EXCEPTION OF HATCHED "TREE PRESERVATION AREAS"--ARE EXPECTED TO BE REMOVED

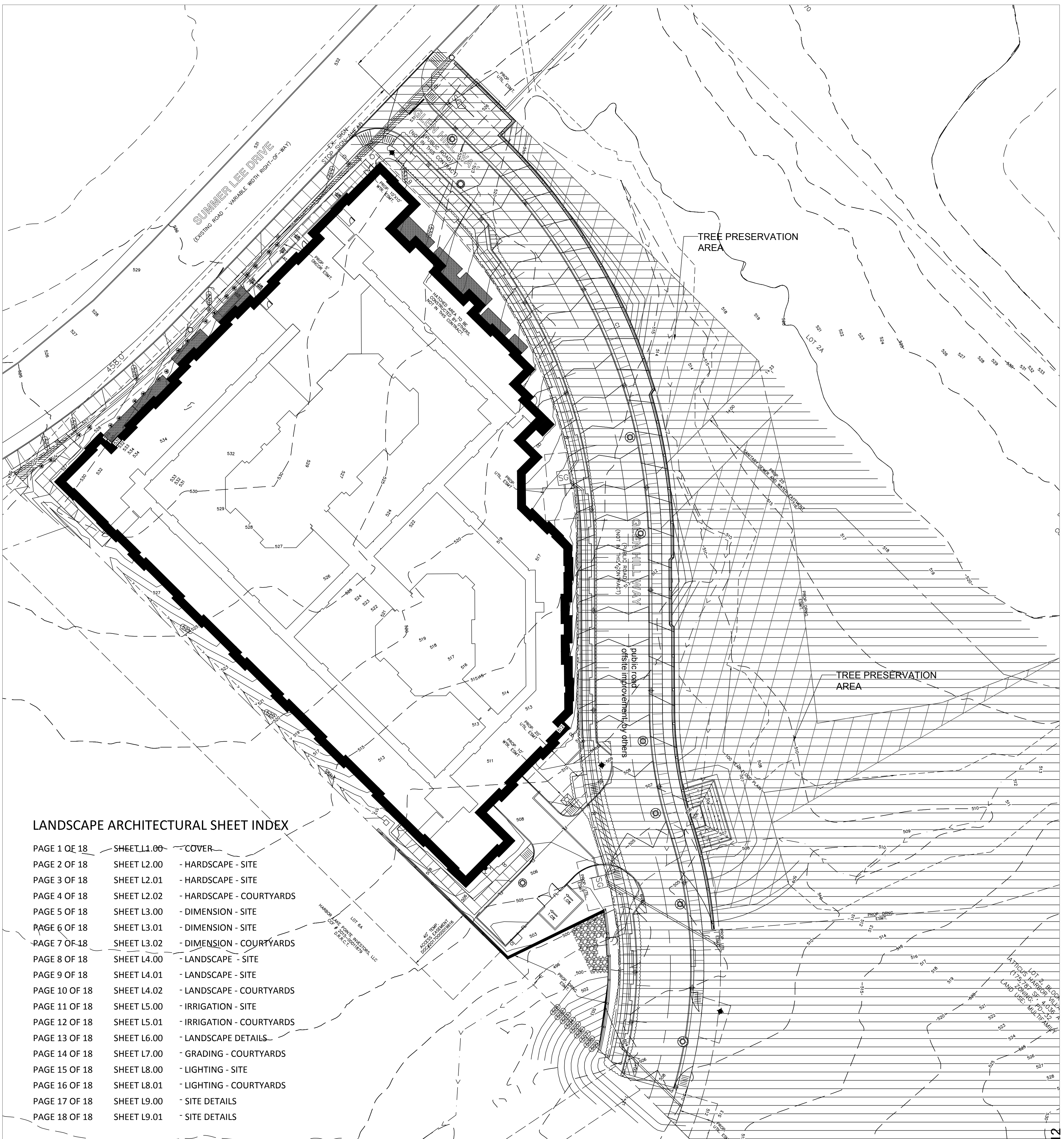
HARBOR URBAN CENTER - TOWN HOMES

UNIT AVERAGE NET SF: 1,863.81 SF
ACREAGE: 4.52 ACRES
DENSITY: 7.97 UNITS/ACRES

HARBOR URBAN CENTER - PODIUM

HUD GROSS TOTAL UNIT AREA: 179,665 S.F.
UNIT AVERAGE NET SF: 788.00 SF
ACREAGE: 2.10 ACRES
DENSITY: 108.57 UNITS/ACRES

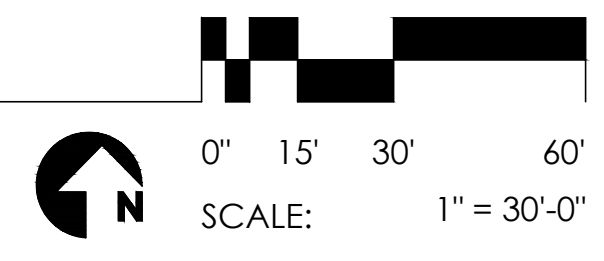
civil engineering
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636



LANDSCAPE ARCHITECTURAL SHEET INDEX

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OVERALL SITE PLAN



VICINITY MAP NTS

RECORD DRAWINGS
These record documents have been prepared based on information provided by the contractor. Humphreys and Partners Landscape Architecture, LLC (HPLA) has not verified the accuracy and/or completeness of this information. HPLA shall not be responsible for any errors or omissions that may be incorporated as a result of erroneous information provided by others.
Contractor: Spring Valley Construction Company
Date Revised: 5-7-2020

DESIGNED BY: MR & DE
DRAWN BY: MR & DE
AOR: DANIEL R. ERLANDSON
PLOT DATE: 05/07/2020

ISSUE FOR PRICING/BIDDING:
ISSUE DATE:
ISSUE FOR PERMIT APPLICATION:
ISSUE DATE:
ISSUE FOR CONSTRUCTION:
ISSUE DATE:
RECORD DRAWINGS:
05-07-2020

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
B	06/02/2017	ADDENDUM B
C	09/11/2017	ADDENDUM C
D	10/18/2017	ADDENDUM D
A	11/17/2017	ADDENDUM 1
A	11/12/2018	ASI 04

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HARBOR URBAN CENTER
2500 SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

RECORD DRAWINGS
5-7-2020

EXPIRES 11/30/21

HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE, L.L.C.
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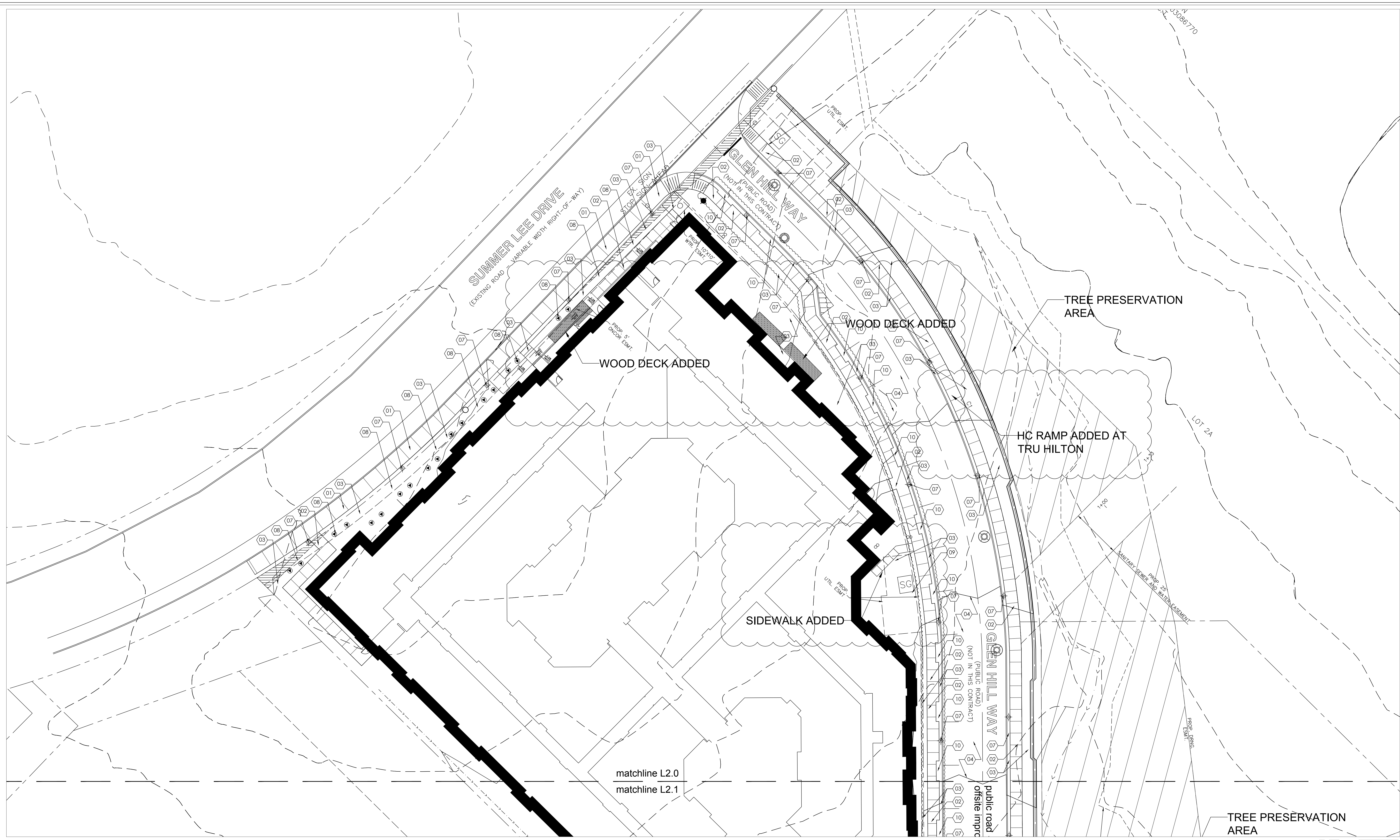
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SHEET TITLE
COVER SHEET

SHEET NUMBER
L1.00

SCALE: AS INDICATED

ASI 04 SUBMITTAL - 2018 - NOVEMBER - 12



HARDSCAPE PLAN



STREETSCAPE HARDSCAPE LEGEND

- 01 SIDEWALK 8'-0" PER CITY REQUIREMENTS
- 02 SIDEWALK 6'-0" PER CITY REQUIREMENTS
- 03 LANDSCAPE AREA, REFER TO LANDSCAPE & IRRIGATION PLANS
- 04 PAVING/PARKING, REFER TO CIVIL PLANS FOR GRADING AND PAVING SPECIFICATIONS
- 05 DUMPSTER, REFER TO ARCH DWGS
- 06 RETAINING WALL, REFER TO CIVIL PLANS
- 07 PEDESTRIAN STREET LIGHT at 60'O.C. - TO BE IN COMPLIANCE OF CITY REQUIREMENTS.
PRODUCT INFO: BEGA 9701 MH 100W METAL HALIDE FIXTURE ON BEGA 1108 HR 11'-8" TAPERED ROUND POLE WITH INTEGRAL BANNER ARMS. COLOR: POWDER COAT RAL #7003 MOSS GREY
- 08 TREE UPLIGHTS, TO BE IN COMPLIANCE OF CITY REQUIREMENTS
PRODUCT: B-K HP2-PAR2020-TR-59-SAP-11-xxxAH/CPC
- 09 TRANSFORMERS, REFER TO MECHANICAL PLANS
- 10 3 x 10 TREE WELLS, WITH TREE ROOT BARRIER ON STREET SIDE, TYP.

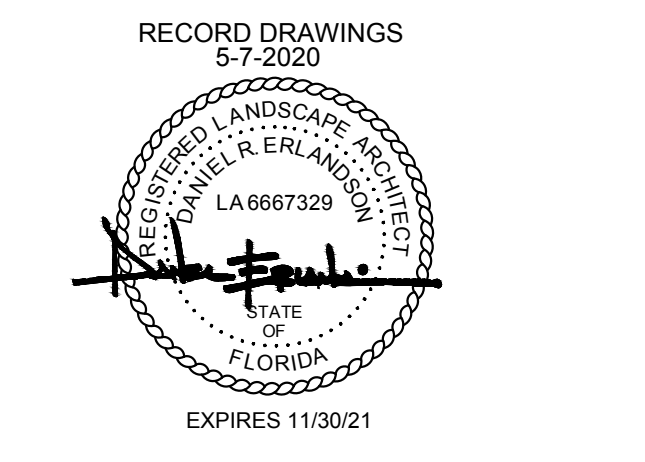
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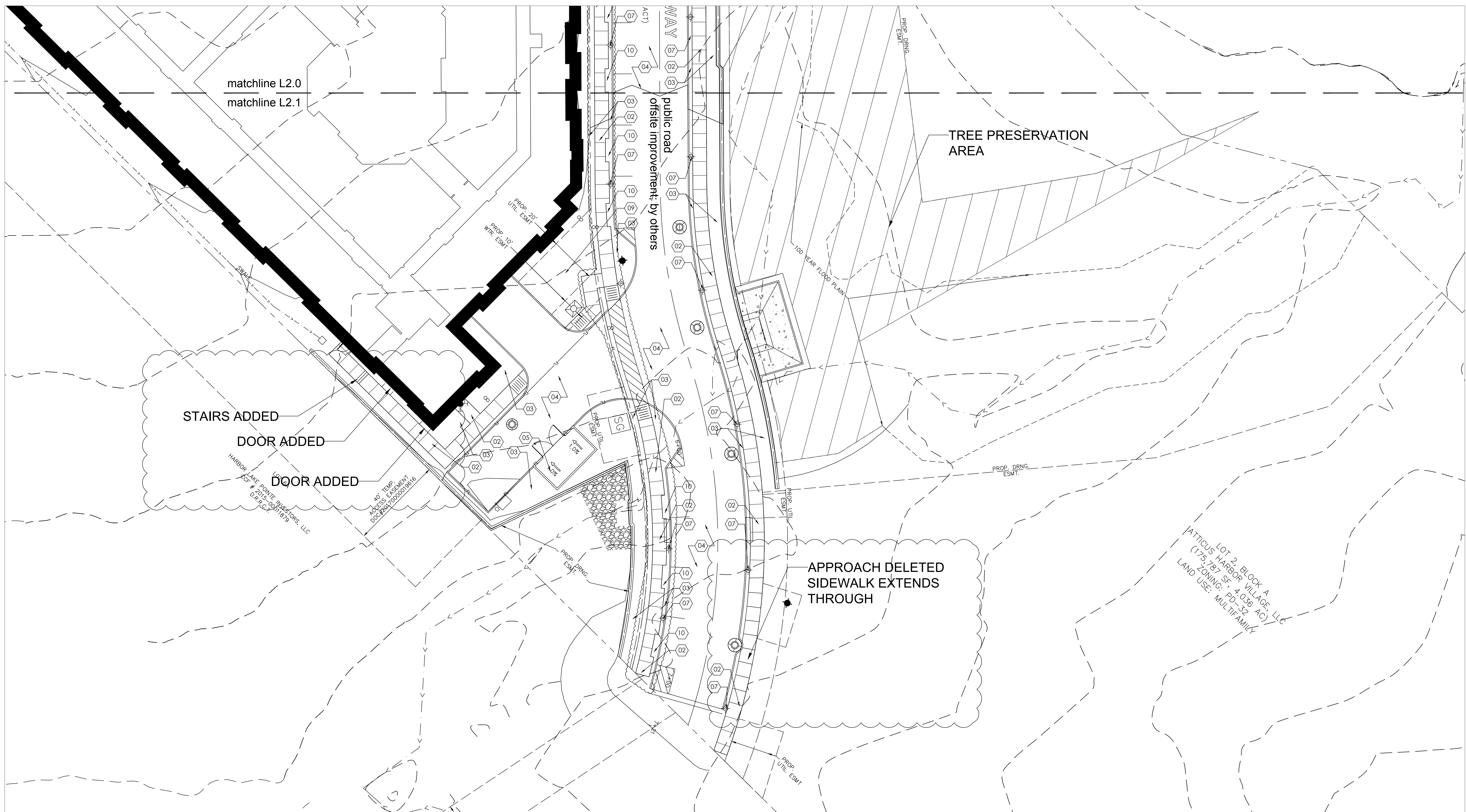
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SHEET TITLE
HARDSCAPE PLAN

SHEET NUMBER
L2.00

SCALE: AS INDICATED

ASI 04 SUBMITTAL- 2018 - NOVEMBER - 12



matchline L2.0
matchline L2.1

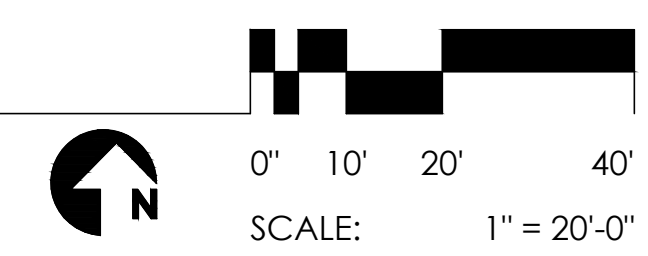
TREE PRESERVATION AREA

STAIRS ADDED
DOOR ADDED
DOOR ADDED

APPROACH DELETED
SIDEWALK EXTENDS THROUGH

HARDSCAPE PLAN

SITE



STREETSCAPE HARDSCAPE LEGEND

- 01 SIDEWALK 8'-0" PER CITY REQUIREMENTS
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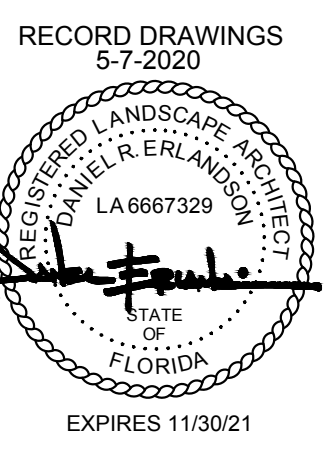
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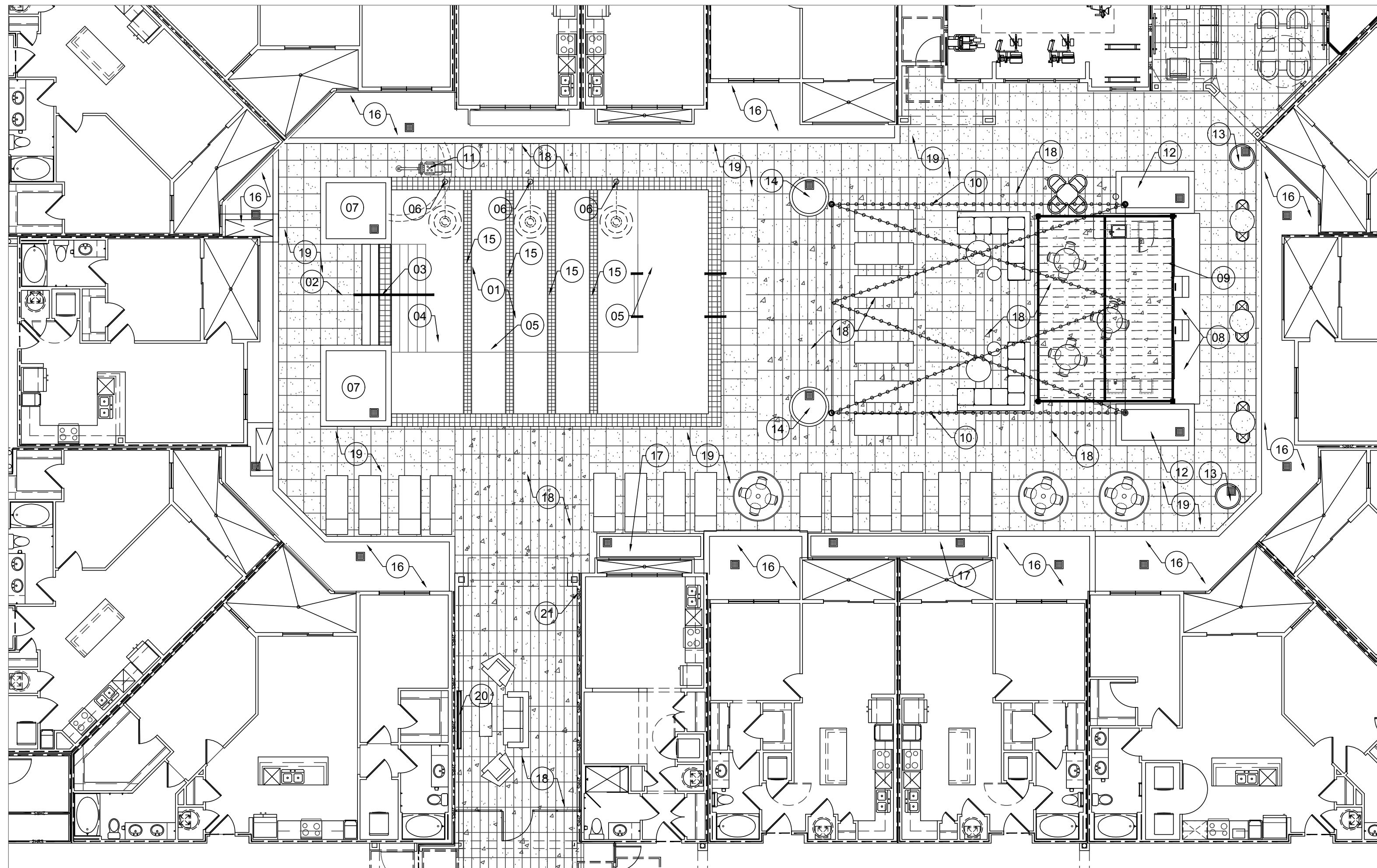
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SHEET TITLE
HARDSCAPE PLAN

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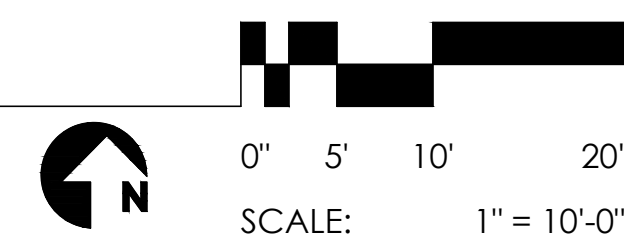
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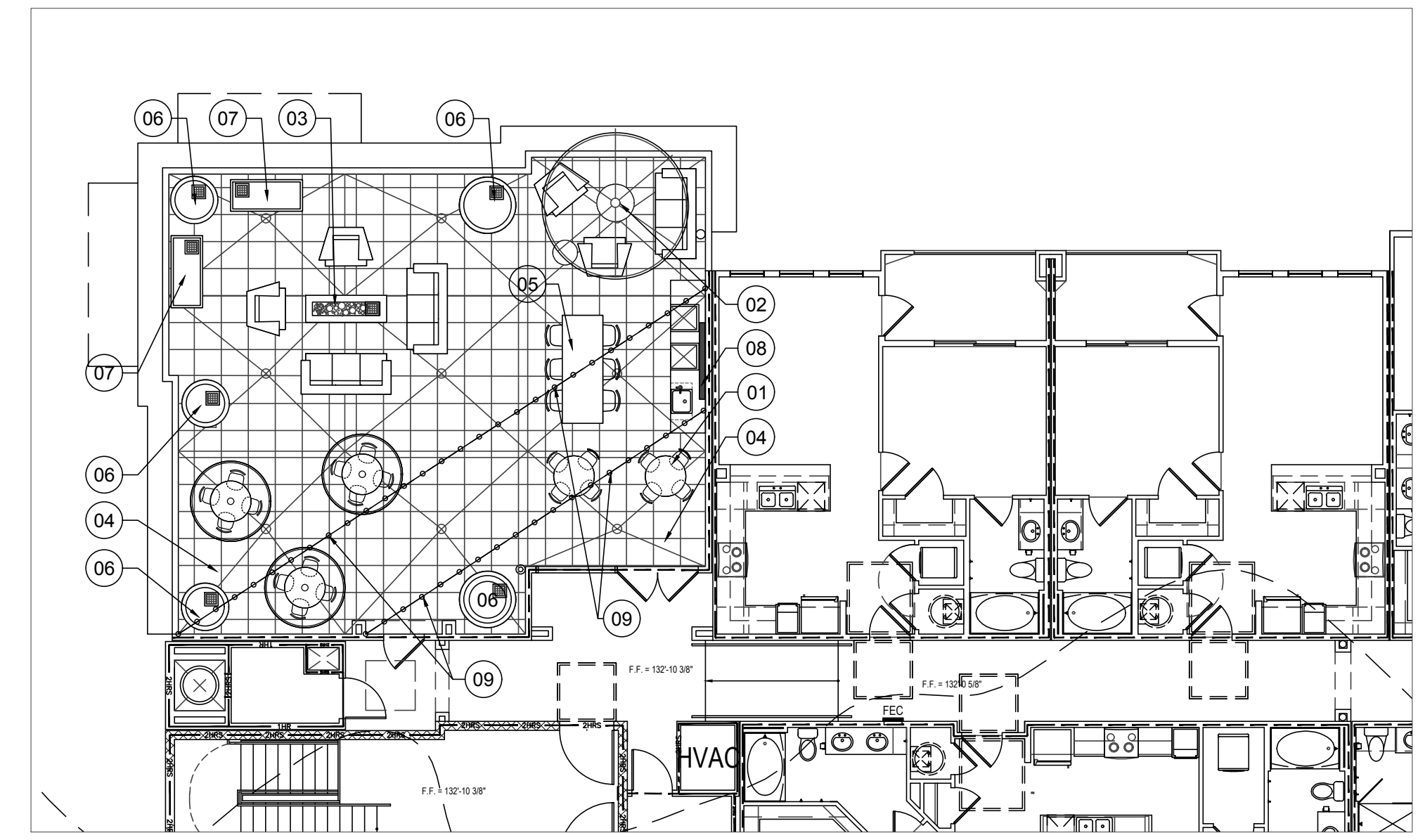
HARDSCAPE PLAN

COURTYARD



HARDSCAPE LEGEND - POOL COURTYARD

- 01 MAIN SWIMMING POOL (REFER TO POOL SHOP DRAWINGS) 1,040 S.F.
 (1) INTERIOR FINISH: PEBBLE FINA (BY PEBBLETEC.COM) | COLOR: TBD
 (2) TILE LINE: (BY DALILE) | TYPE & COLOR: TBD
 (3) COPING: TYPE: TBD | COLOR: TBD | CANTILEVER EDGE DECK
 (4) IN-POOL LIGHTING: PENTAIRE GLOBE/RITE LED
 (5) CLEANING: SKIMMERS W/ DEDICATED LINE FOR CLEANER
 (6) SUN SHELF
 (7) POOL DEPTH 4' MINIMUM
 - 02 CONCRETE STAIRS AND HANDRAIL (REFER TO POOL SHOP DRAWINGS)
 - 03 IN-POOL STAIRS W/ HANDRAIL (REFER TO POOL SHOP DRAWINGS)
 HANDRAIL TYPE: ARTISAN SERIES DECK MOUNTED HANDRAIL (BY: SKSMITH.COM) PRODUCT #: ART-1004, STAINLESS STEEL
 - 04 IN-POOL BENCH (REFER TO POOL SHOP DRAWINGS)
 BENCH DEPTH: 18" BELOW WATERLINE
 - 05 IN-POOL SUN SHELF (REFER TO POOL SHOP DRAWINGS)
 - 06 DECK JETS BY JANDY (REFER TO POOL SHOP DRAWINGS)
 - 07 RAISED PLANTER AT POOL (REFER TO POOL SHOP DRAWINGS)
 - 08 OUTDOOR KITCHEN & BARBECUE (REFER TO DETAIL 01/L9.00)
 - 09 STEEL PERGOLA OVER OUTDOOR KITCHEN (REFER TO DETAIL 02/L9.00)
 - 10 STRING LIGHTS (BY: TOKISTAR.COM) PART #: FLBK-110-WH-UB CONNECTION PART #: EX-MDA-BK (REFER TO DETAIL 03/L9.00)
 - 11 ADA COMPLIANT POOL LIFT (REFER TO POOL SHOP DRAWINGS)
 - 12 BUILT IN RAISED PLANTERS (REFER TO DETAIL 06/L9.00)
 - 13 36" DIA. PLANTING POT (BY: TOURNESOLSITEWORKS.COM) PRODUCT #: DOWNTOWN COLLECTION | COLOR: APPLE
 - 14 56" DIA. PLANTING POT (BY: TOURNESOLSITEWORKS.COM) PRODUCT #: DOWNTOWN COLLECTION | COLOR: APPLE
 - 15 TILE AT POOL BOTTOM (REFER TO POOL SHOP DRAWINGS)
 - 16 BUILT IN RAISED PLANTERS (REFER TO ARCHITECTURAL DRAWINGS)
 - 17 PREFABRICATED PLANTERS BY: TOURNESOLSITEWORKS.COM MODEL: WILSHIRE 2'X21" & 2'X12" | COLOR: SHARK
 - 18 MODULAR LINEAR PORCELAIN PAVERS PRODUCT: QUARTZII 2.0 | SIZE: 12 x 24 | COLOR: QR03 WATERFALL
 - 19 2'X2' PORCELAIN PAVERS PRODUCT: QUARTZII 2.0 | COLOR: QR01 GLACIER
 - 20 TELEVISION - WALL MOUNTED (BY: SUNBRITEV.COM) MODEL: SB-S-55-4K
 - 21 GLASS POOL FENCE (REFER TO DETAIL 07/L9.00)
- NOTE:
 1. ALL POOL FURNISHINGS, REFER TO INTERIOR ARCHITECTURE DRAWINGS.

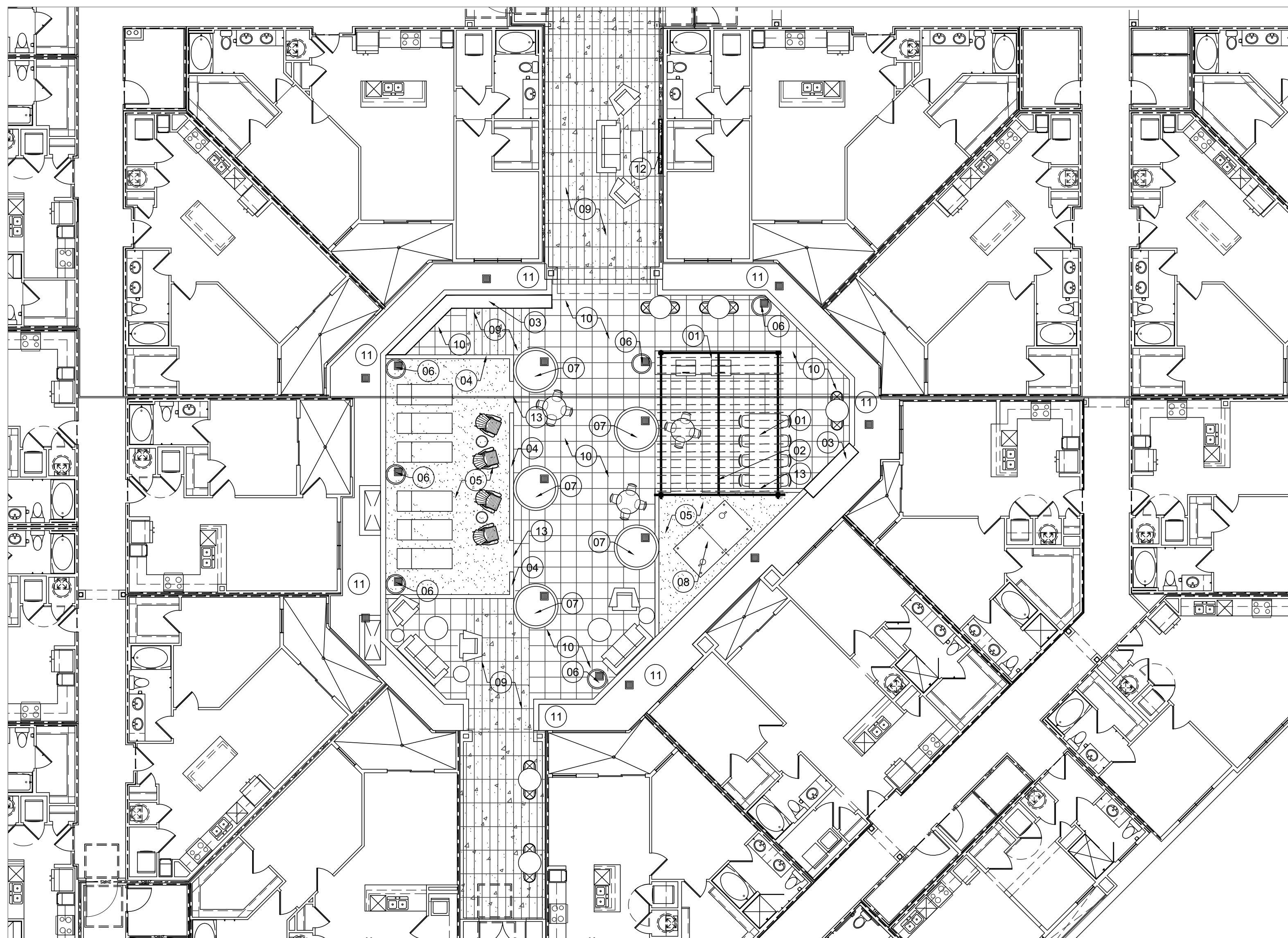
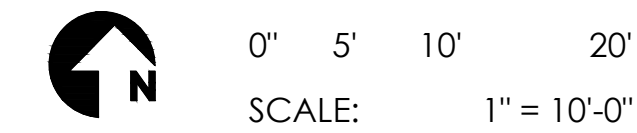


HARDSCAPE PLAN

COURTYARD

HARDSCAPE LEGEND - ROOF GARDEN

- 01 OUTDOOR KITCHEN & COMMUNITY TABLE W/ RECYCLED GLASS COUNTERTOP (REFER TO DETAIL 5/L9.01)
- 02 SHADE STRUCTURE (BY: SHADESCAPES AMERICAS) The Piccolo Umbrello 'PICCOLLO ROUND-R-32' POLE: SILVER POWDER COAT | SUNBRELLA COLOR: L
- 03 LINEAR FIRE TROUGH | BY: PALOFORM.COM | ITEM: ROBATA CONCRETE NATURAL GAS | SIZE: 72"X24"X12.5"
- 04 2'X2' DECKING TILE (BY: WWW.CUMARUDECKING.COM) 1,226 S.F.
- 05 PRE-FAB COMMUNITY TABLE | BY: LANDSCAPEFORMS.COM | SIZE: 69"X32.5"X32.5" | ITEM: HARPO TABLE | COLOR: JARRAH
- 06 42" DIA. PLANTING POT (BY: TOURNESOLSITEWORKS.COM) PRODUCT #: DOWNTOWN COLLECTION (RECTANGLE) | COLOR: APPLE
- 07 60" LINEAR PLANTING POT (BY: TOURNESOLSITEWORKS.COM) PRODUCT #: DOWNTOWN COLLECTION (RECTANGLE) | COLOR: APPLE
- 08 TELEVISION - WALL MOUNTED (BY: SUNBRITEV.COM) MODEL: SB-S-55-4K
- 09 STRING LIGHTS (BY: TOKISTAR.COM) PART #: FLBK-110-WH-UB CONNECTION PART #: EX-MDA-BK (REFER TO DETAIL 03/L9.00) 76' L.F.



HARDSCAPE PLAN

COURTYARD



HARDSCAPE LEGEND - SECONDARY COURTYARD

- 01 OUTDOOR KITCHEN & BARBECUE W/ RECYCLED GLASS COUNTERTOP (REFER TO DETAIL 01/L9.01)
 - 02 STEEL SHADE STRUCTURE OVER OUTDOOR KITCHEN (REFER TO DETAIL 02/L9.01)
 - 03 BUILT IN SEAT WALL (REFER TO DETAIL 05/L9.00)
 - 04 CONCRETE LANDSCAPE HEADER (REFER TO DETAIL 04/L9.00)
 - 05 ARTIFICIAL TURF (BY: SGWCORP.COM) SPEC: DIAMOND PRO SPRING TURF, LIME GREEN 635 S.F.
 - 06 30" DIA. PLANTING POT (BY: TOURNESOLSITEWORKS.COM) PRODUCT #: DOWNTOWN COLLECTION | COLOR: APPLE
 - 07 48" DIA. PLANTING POT (BY: TOURNESOLSITEWORKS.COM) PRODUCT #: DOWNTOWN COLLECTION | COLOR: APPLE
 - 08 TABLE TENNIS BY: JOOLAUSA.COM: JOOLA CITY TABLE ITEM #: 11700
 - 09 MODULAR LINEAR PORCELAIN PAVERS (BY: TBD) PRODUCT: QUARTZII 2.0 | COLOR: GLACIER
 - 10 2'X2' PORCELAIN PAVERS (BY: TBD) PRODUCT: STONES 2.0 | COLOR: PIERRE BLEUE SABLEE
 - 11 BUILT IN RAISED PLANTERS (REFER TO ARCHITECTURAL DRAWINGS)
 - 12 TELEVISION - WALL MOUNTED (BY: SUNBRITEV.COM) MODEL: SB-S-55-4K
 - 13 4'-0" WIDE ADA ENTRANCE
- NOTE:
 1. ALL POOL FURNISHINGS, REFER TO INTERIOR ARCHITECTURE DRAWINGS.

DESIGNED BY: MR & DE
 DRAWN BY: MR & DE
 AOR: DANIEL R. ERLANDSON
 PLOT DATE: 05/07/2020

ISSUE FOR PRICING/BIDDING:
 ISSUE DATE:
 ISSUE FOR PERMIT APPLICATION:
 ISSUE DATE:
 ISSUE FOR CONSTRUCTION:
 ISSUE DATE:
 RECORD DRAWINGS:
 05-07-2020

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
B	06/02/2017	ADDENDUM B
C	09/11/2017	ADDENDUM C
D	10/18/2017	ADDENDUM D
1	11/17/2017	ADDENDUM 1
4	11/12/2018	ASI 04

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HARBOR URBAN CENTER

2500 SUMMER LEE DRIVE
 ROCKWALL, TEXAS 75032



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SHEET TITLE
 HARDSCAPE PLAN

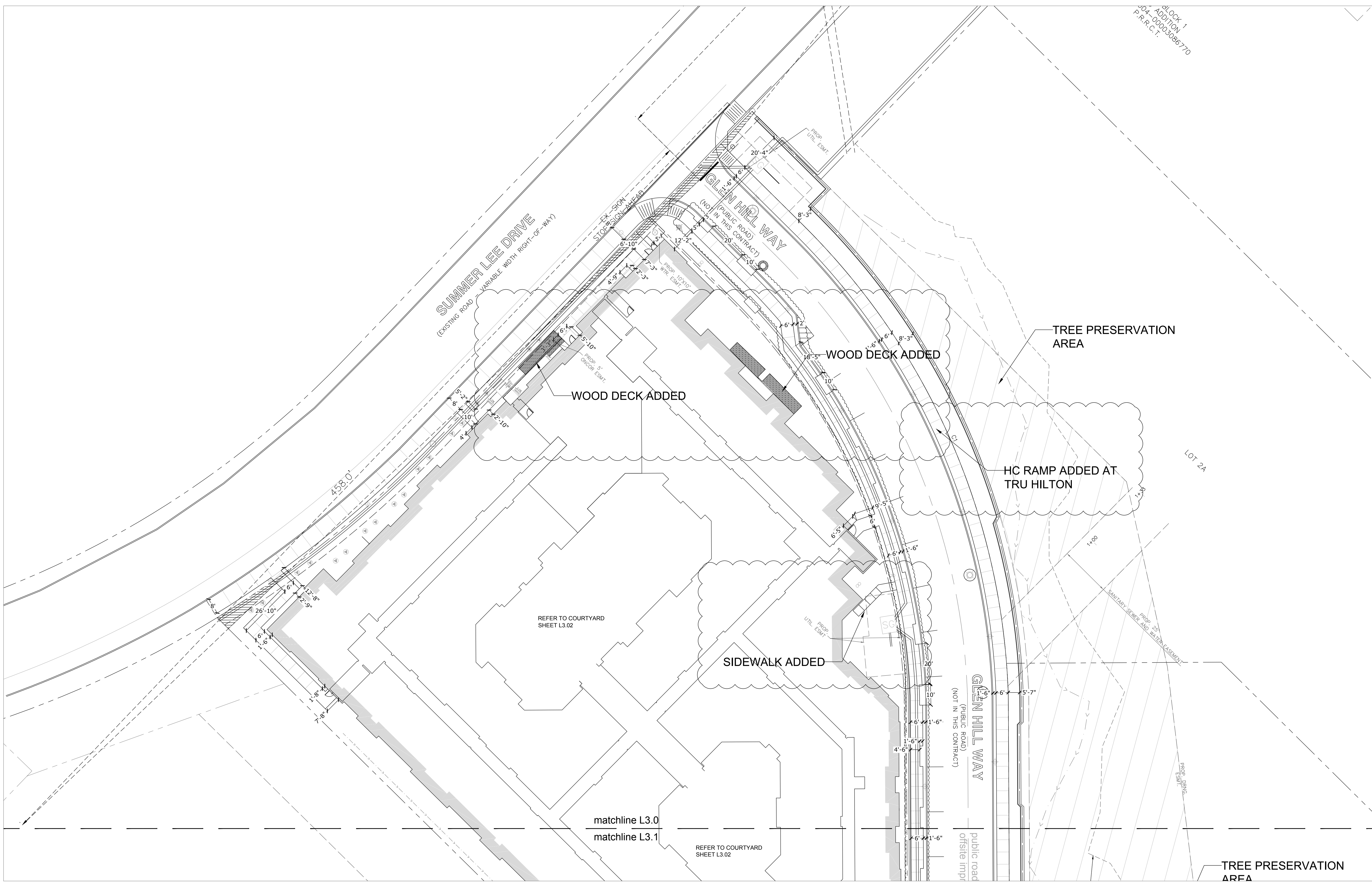
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SCALE: AS INDICATED

RECORD DRAWINGS
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 Contractor: Spring Valley Construction Company
 Date Revised: 5-7-2020

ASI 04 SUBMITTAL- 2018 - NOVEMBER - 12

BLOCK 1
 ADDITION
 P.R.R.C.T.



DESIGNED BY: MR & DE
 DRAWN BY: MR & DE
 ACR: DANIEL R. ERLANDSON
 PLOT DATE: 05/07/2020

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ISSUE FOR PERMIT APPLICATION:
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ISSUE FOR CONSTRUCTION:
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RECORD DRAWINGS:
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REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
△	06/02/2017	ADDENDUM B
△	09/11/2017	ADDENDUM C
△	10/18/2017	ADDENDUM D
△	11/17/2017	ADDENDUM 1
△	11/12/2018	ASI 04

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SHEET TITLE
DIMENSION PLAN

SHEET NUMBER
L3.00

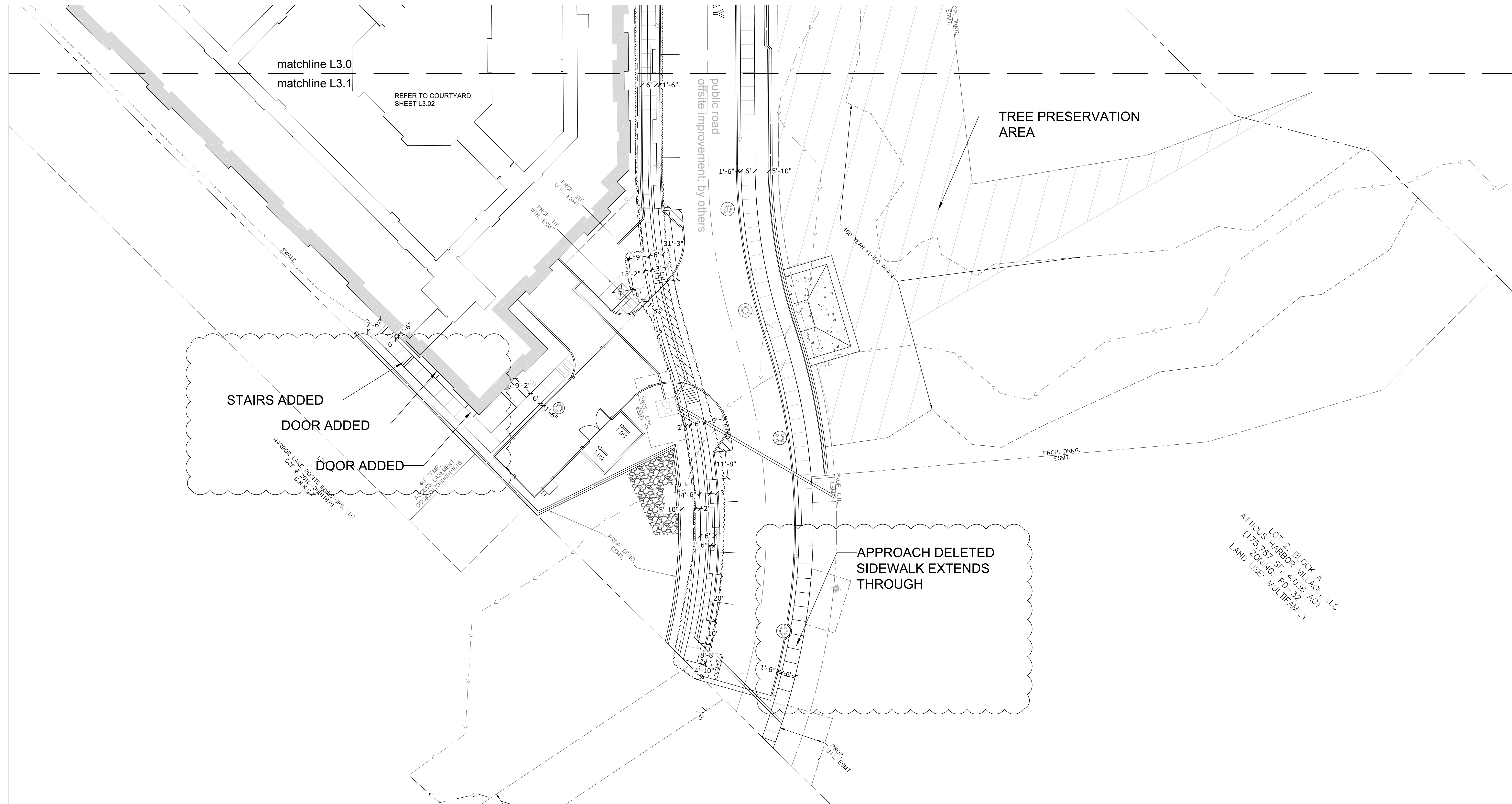
SCALE: AS INDICATED

DIMENSION PLAN

SITE
 SCALE: 1" = 20'-0"

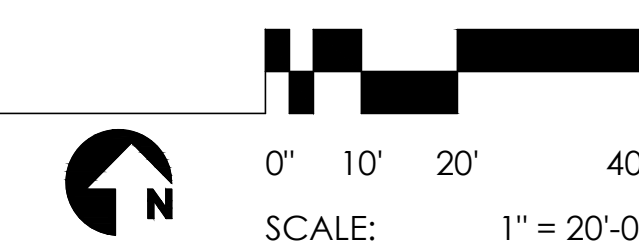
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DIMENSION PLAN

SITE



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 Date Revised: 5-7-2020

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 AOR: DANIEL R. ERLANDSON
 PLOT DATE: 05/07/2020

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 05-07-2020

REVISION SCHEDULE

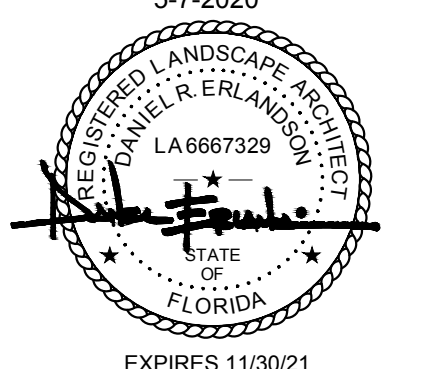
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Ⓑ	09/11/2017	ADDENDUM C
Ⓒ	10/18/2017	ADDENDUM D
Ⓓ	11/17/2017	ADDENDUM 1
Ⓔ	11/12/2018	ASI 04

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HARBOR URBAN CENTER

2500 SUMMER LEE DRIVE
 ROCKWALL, TEXAS 75032

RECORD DRAWINGS
 05-7-2020



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SHEET TITLE
DIMENSION PLAN

SHEET NUMBER
L3.01

SCALE: AS INDICATED

ASI 04 SUBMITTAL- 2018 - NOVEMBER - 12

DESIGNED BY: MR & DE
 DRAWN BY: MR & DE
 AOR: DANIEL R. ERLANDSON
 PLOT DATE: 05/07/2020

ISSUE FOR PRICING/BIDDING:
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ISSUE FOR PERMIT APPLICATION:
 ISSUE DATE

ISSUE FOR CONSTRUCTION:
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RECORD DRAWINGS:
 05-07-2020

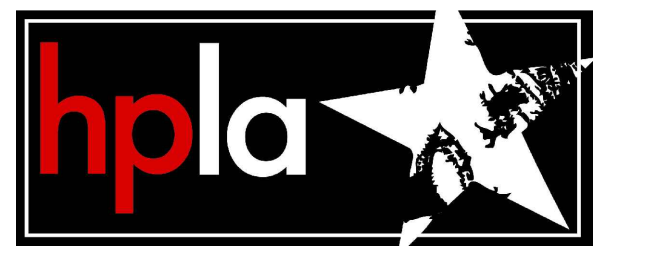
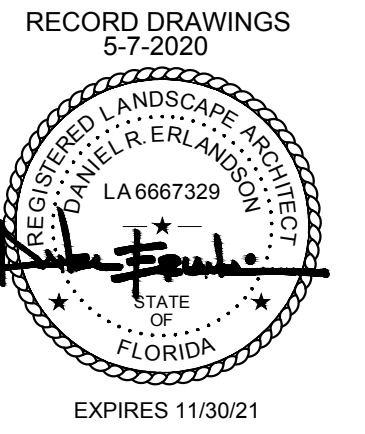
REVISION SCHEDULE		
NO.	DATE	DESCRIPTION:
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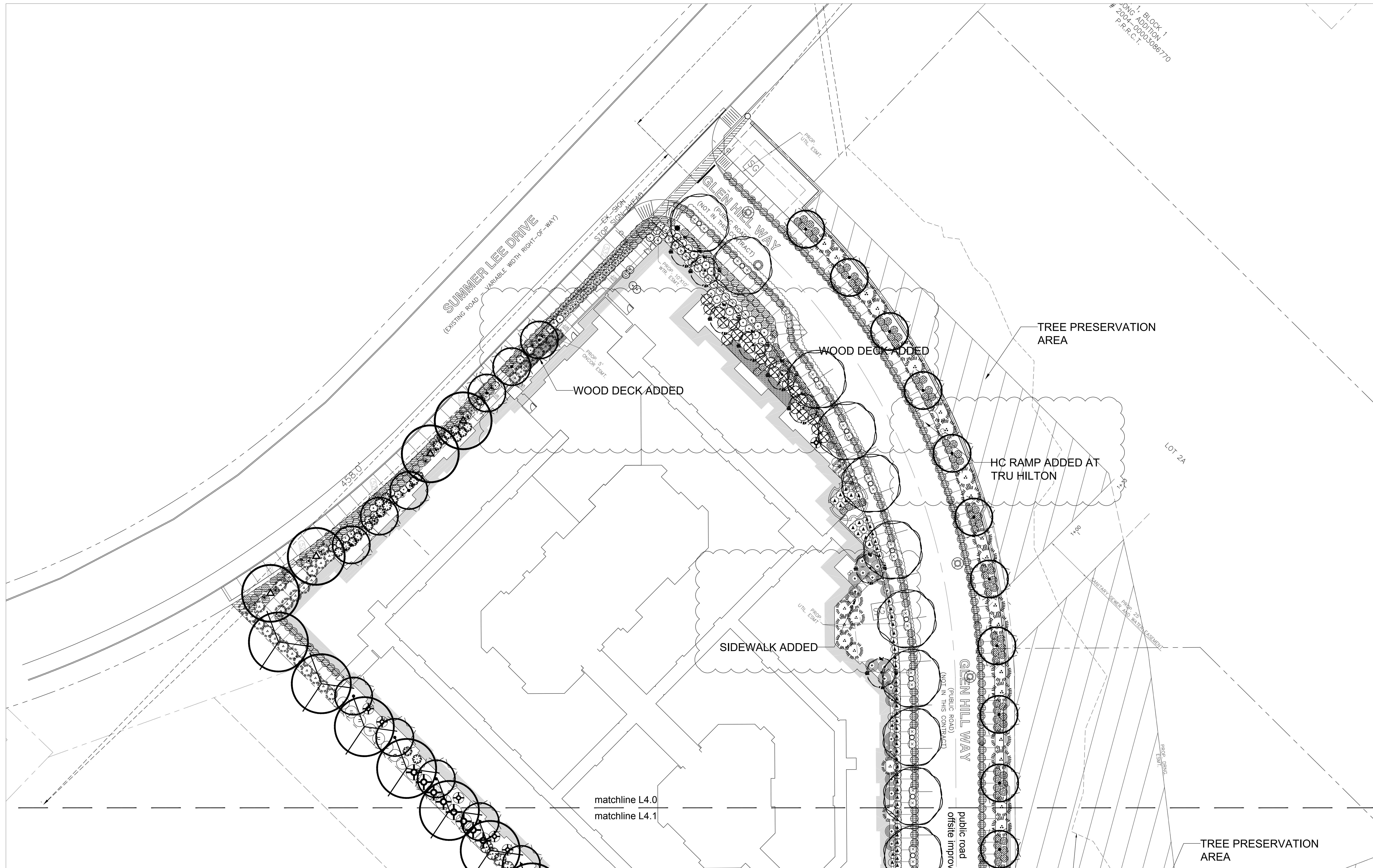
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SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L4.00

SCALE: AS INDICATED

ASI 04 SUBMITTAL- 2018 - NOVEMBER - 12



PLANT PALETTE - EXTERIOR/STREETSCAPE

CANOPY TREES		
NAME	SIZE/QUANTITY	ZONE
<i>Taxodium distichum</i> BALD CYPRESS	4" Cal/Single Trunk Qty: 13	NLZ
<i>Quercus shumardii</i> SHUMARD OAK	4" Cal/Single Trunk Qty: 00	NLZ
<i>Quercus virginiana</i> LIVE OAK	4" Cal./Single Trunk Qty: 4	NLZ
<i>Ulmus crassifolia</i> CEDAR ELM	3" Cal/Single Trunk Qty: 16	NLZ
<i>Acer parvatum</i> 'Caddo' CADDO MAPLE	3" Cal./Single Trunk Qty: 0	NLZ
<i>Ulmus americana</i> 'Princeton' PRINCETON ELM	3" Cal./Single Trunk Qty: 0	NLZ
ORNAMENTAL / UNDERSTORY TREES		
NAME	SIZE/QUANTITY	ZONE
<i>Cercis canadensis</i> EASTERN REDBUD	3" Cal./Single Trunk Qty: 02	NLZ
<i>Lagerstroemia indica</i> 'Natchez' GRAPE MYRTLE (WHITE)	3" Cal/Single Trunk Qty: 00	NLZ
<i>Vitex agnus-castus</i> CHASTE TREE	3" Cal/Single Trunk Qty: 00	NLZ
<i>Koeleruteria paniculata</i> GOLDENRAIN TREE	3" Cal/Single Trunk Qty: 0	NLZ
<i>Prunus mexicana</i> MEXICAN PLUM	3" Cal/Multi Trunk Qty: 0	NLZ
<i>Ilex decidua</i> POSSUMHAW HOLLY	3" Cal/Multi Trunk Qty: 8	NLZ
<i>Cercis canadensis</i> 'Forest Pansy' FOREST PANSY REDBUD	3" Cal/Single Trunk Qty: 32	NLZ

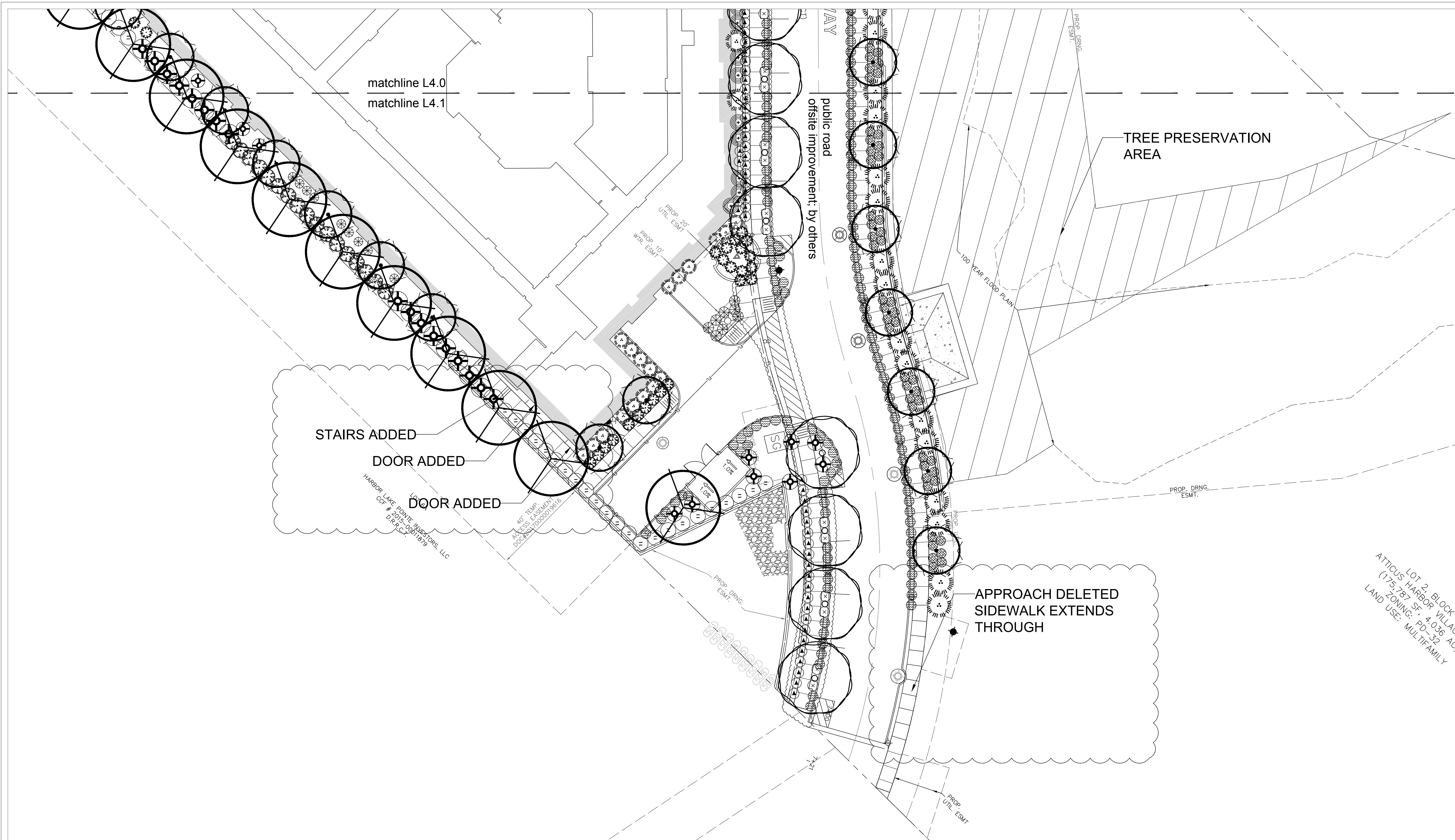
SHRUBS		
NAME	SIZE/QUANTITY	ZONE
<i>Prunus caroliniana</i> CAROLINA CHERRY LAUREL (SCREEN)	7 Gal. Qty: 27	NLZ
<i>Corythae x intermedia</i> FORSYTHIA	5 Gal. Qty: 37	NLZ
<i>Ilex cornuta</i> 'Burfordii' BURFORD HOLLY (SCREEN)	7 Gal. Qty: 27	HWZ
<i>Leucophyllum frutescens</i> TEXAS SAGE	5 Gal. Qty: 37	NLZ
<i>Kavia Greggii</i> AUTUMN SAGE	5 Gal. Qty: 23	NLZ
<i>Rhus aromatica</i> 'Gro-Low' AROMATIC SUMAC	5 Gal. Qty: 11	NLZ
<i>Equisetum hyemale</i> HORSETAIL REED	5 Gal. Qty: 87	NLZ
<i>Nandina domestica</i> HEAVENLY BAMBOO	5 Gal. Qty: 00	NLZ
<i>Loropetalum chinense</i> 'Rubrum' CHINESE FRINGE FLOWER	5 Gal. Qty: 70	NLZ
<i>Cornus sericea</i> RED TWIG DOGWOOD	5 Gal. Qty: 92	NLZ
<i>Myrica pusilla</i> SWAMP PINE MYRTLE	5 Gal. Qty: 00	NLZ
<i>Hydrangea quercifolia</i> OAKLEAF HYDRANGEA - NANDINA	5 Gal. Qty: 31	NLZ
ORNAMENTAL GRASSES		
NAME	SIZE/QUANTITY	ZONE
<i>Muhlenbergia capillaris</i> 'Regal Mist' REGAL MIST GULF MUHLY	5 Gal. Qty: 55	NLZ
<i>Pennisetum setaceum</i> 'Rubrum' PURPLE FOUNTAIN GRASS	5 Gal. Qty: 00	NLZ
SUCCULENTS		
NAME	SIZE/QUANTITY	ZONE
<i>Euphorbia milii</i> CROWN OF THORNS	7 Gal. Qty: 00	NLZ

GROUNDCOVERS VINES		
NAME	SIZE/QUANTITY	ZONE
<i>Rudbeckia fulgida</i> 'Goldstrum' BLACK-EYED SUSAN	3 Gal. Qty: 0	NLZ
<i>Liriope muscari</i> LILY TURF	3 Gal. Qty: 33	WRZ, HWZ
<i>Alyssa reptans</i> JULICA	3 Gal. Qty: 0	NLZ
<i>Sphagnum</i> YELLOW-DOG- BUFOOD HOLLY	3 Gal. Qty: 142	NLZ
<i>Trochetospermum asiaticum</i> ASIANIC JASMINE	3 Gal. Qty: 379	NLZ
<i>Melampodium leucanthum</i> BLACKFOOT DAISY	3 Gal. Qty: 0	NLZ
<i>Campsis radicans</i> TRUMPET CREEPER	3 Gal. Qty: 0	NLZ
SURFACE MATERIALS		
DESCRIPTION	ZONE	
SHREDDED HARDWOOD MULCH 4" MIN. DEPTH (IN ALL BEDS)		

LANDSCAPE PLAN

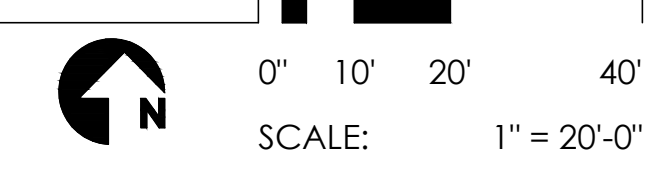


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 Contractor: Spring Valley Construction Company
 Date Revised: 5-7-2020



LANDSCAPE PLAN

SITE



PLANT PALETTE - EXTERIOR/STREETSCAPE

CANOPY TREES	NAME	SIZE/QUANTITY	ZONE
	<i>Taxodium distichum</i> BALD CYPRESS	4" Cal/Single Trunk Qty: 13	NLZ
	<i>Quercus shumardii</i> SHUMARD OAK	4" Cal/Single Trunk Qty: 00	NLZ
	<i>Quercus virginiana</i> LIVE OAK	4" Cal/Single Trunk Qty: 4	NLZ
	<i>Ulmus crassifolia</i> CEDAR ELM	3" Cal/Single Trunk Qty: 16	NLZ
	<i>Acer barbatum</i> 'Caddo' CADDO MAPLE	3" Cal/Single Trunk Qty: 0	NLZ
	<i>Ulmus americana</i> 'Princeton' PRINCETON ELM	3" Cal/Single Trunk Qty: 0	NLZ
ORNAMENTAL/UNDERSTORY TREES	NAME	SIZE/QUANTITY	ZONE
	<i>Cercis canadensis</i> EASTERN REDBUD	3" Cal/Single Trunk Qty: 02	NLZ
	<i>Lagerstroemia indica</i> 'Natchez' CRAPE MYRTLE (WHITE)	3" Cal/Single Trunk Qty: 00	NLZ
	<i>Vitex agnus-castus</i> CHASTE TREE	3" Cal/Single Trunk Qty: 00	NLZ
	<i>Koeleruteria paniculata</i> GOLDENRAIN TREE	3" Cal/Single Trunk Qty: 0	NLZ
	<i>Prunus mexicana</i> MEXICAN PLUM	3" Cal/Multi Trunk Qty: 0	NLZ
	<i>Ilex decidua</i> POSSUMHAW HOLLY	3" Cal/Multi Trunk Qty: 8	NLZ
	<i>Cercis canadensis</i> 'Forest Pansy' FOREST PANSY REDBUD	3" Cal/Single Trunk Qty: 32	NLZ
SHRUBS	NAME	SIZE/QUANTITY	ZONE
	<i>Prunus caroliniana</i> CAROLINA CHERRY LAUREL (SCREEN)	7 Gal. Qty: 27	NLZ
	<i>Koeleruteria paniculata</i> GOLDENRAIN TREE	5 Gal. Qty: 37	NLZ
	<i>Ilex cornuta</i> 'Burfordii' BURFORD HOLLY (SCREEN)	7 Gal. Qty: 27	HWZ
	<i>Leucophyllum frutescens</i> TEXAS SAGE	5 Gal. Qty: 23	NLZ
	<i>Salvia greggii</i> AUTUMN SAGE	5 Gal. Qty: 11	NLZ
	<i>Rhus aromatica</i> 'Gro-Low' AROMATIC SUMAC	5 Gal. Qty: 87	NLZ
	<i>Equisetum hyemale</i> HORSETAIL REED	5 Gal. Qty: 00	NLZ
	<i>Nandina domestica</i> HEAVENLY BAMBOO	5 Gal. Qty: 70	NLZ
	<i>Loropetalum chinense</i> 'Rubrum' CHINESE FRINGE FLOWER	5 Gal. Qty: 92	NLZ
	<i>Cornus sericea</i> RED TWIG DOGWOOD	5 Gal. Qty: 00	NLZ
	<i>Myrica pusilla</i> Dwarf Wax Myrtle	5 Gal. Qty: 31	NLZ
	<i>Hydrangea quercifolia</i> OAKLEAF HYDRANGEA	5 Gal. Qty: 31	NLZ
	<i>Nandina domestica</i> HEAVENLY BAMBOO	5 Gal. Qty: 55	NLZ
	<i>Pennisetum setaceum</i> 'Rubrum' PURPLE FOUNTAIN GRASS	5 Gal. Qty: 00	NLZ
SUCCULENTS	NAME	SIZE/QUANTITY	ZONE
	<i>Euphorbia millii</i> CROWN OF THORNS	7 Gal. Qty: 00	NLZ
GROUNDCOVERS VINES	NAME	SIZE/QUANTITY	ZONE
	<i>Rudbeckia fulgida</i> 'Goldstrum' BLACK-EYED SUSAN	3 Gal. Qty: 0	NLZ
	<i>Liriope muscari</i> LILY TURT	3 Gal. Qty: 33	WRZ, HWZ
	<i>Allysa reptans</i> AJUGA	3 Gal. Qty: 0	NLZ
	<i>Spathoglottis hirsuta</i> YELLOW DOT-BUFORD HOLLY	3 Gal. Qty: 142	NLZ
	<i>Trachelospermum asiaticum</i> ASIATIC JASMINE	3 Gal. Qty: 279	NLZ
	<i>Melampodium leucanthum</i> BLACKFOOT DAISY	3 Gal. Qty: 0	NLZ
	<i>Compso radicans</i> TRUMPET CREEPER	3 Gal. Qty: 0	NLZ
SURFACE MATERIALS	DESCRIPTION	ZONE	
	SHREDDED HARDWOOD MULCH 4" MIN. DEPTH (IN ALL BEDS)		
	BERMUDA GRASS <i>Cynodon dactylon</i>	MWZ	
	WEEPING LOVE GRASS (HYDROMULCH) <i>Eragrostis curvula</i>	NLZ	
	'VERONA' UNIT PAVERS (BY PAVESTONE.COM)		
	3" MINUS STABILIZED DECOMPOSED GRANITE (4" MIN. DEPTH)		

DESIGNED BY: MR & DE
 DRAWN BY: MR & DE
 AOR: DANIEL R. ERLANDSON
 PLOT DATE: 05/07/2020

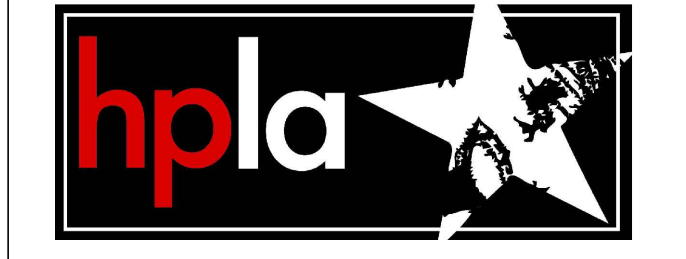
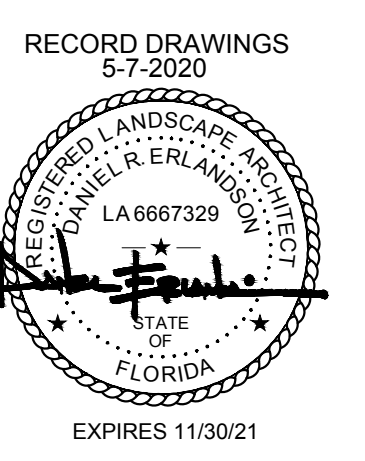
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REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	06/02/2017	ADDENDUM B
2	09/11/2017	ADDENDUM C
3	10/18/2017	ADDENDUM D
4	11/17/2017	ADDENDUM 1
5	11/12/2018	ASI 04

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HARBOR URBAN CENTER
 2500 SUMMER LEE DRIVE
 ROCKWALL, TEXAS 75032



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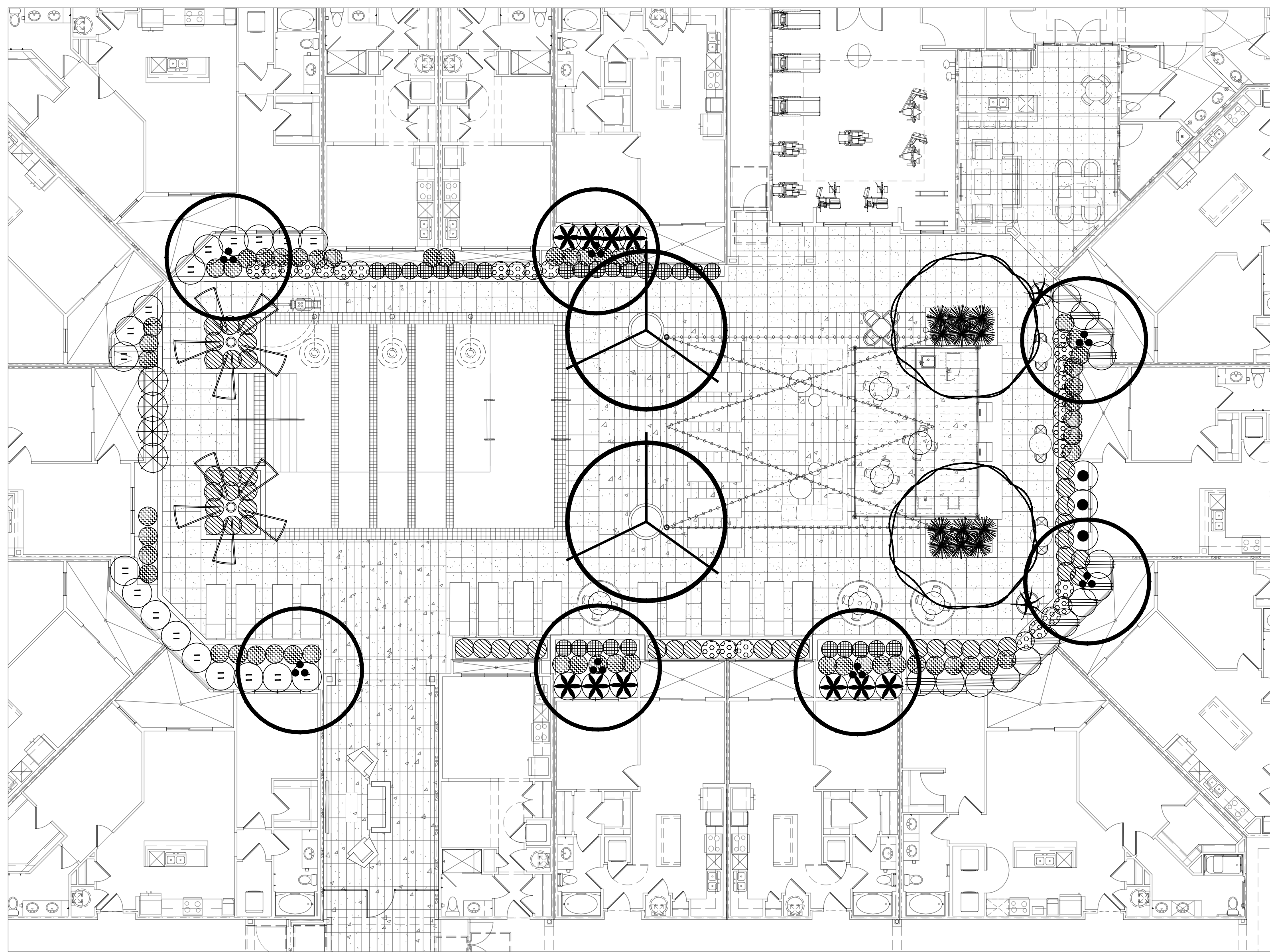
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L4.01

SCALE: AS INDICATED

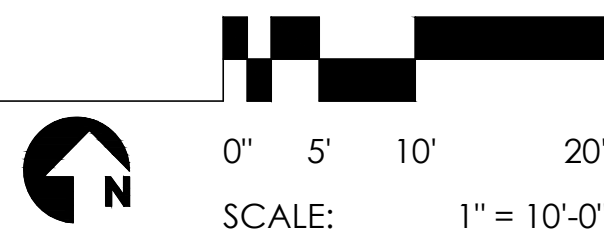
RECORD DRAWINGS
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 Contractor: Spring Valley Construction Company
 Date Revised: 5-7-2020

ASI 04 SUBMITTAL- 2018 - NOVEMBER - 12



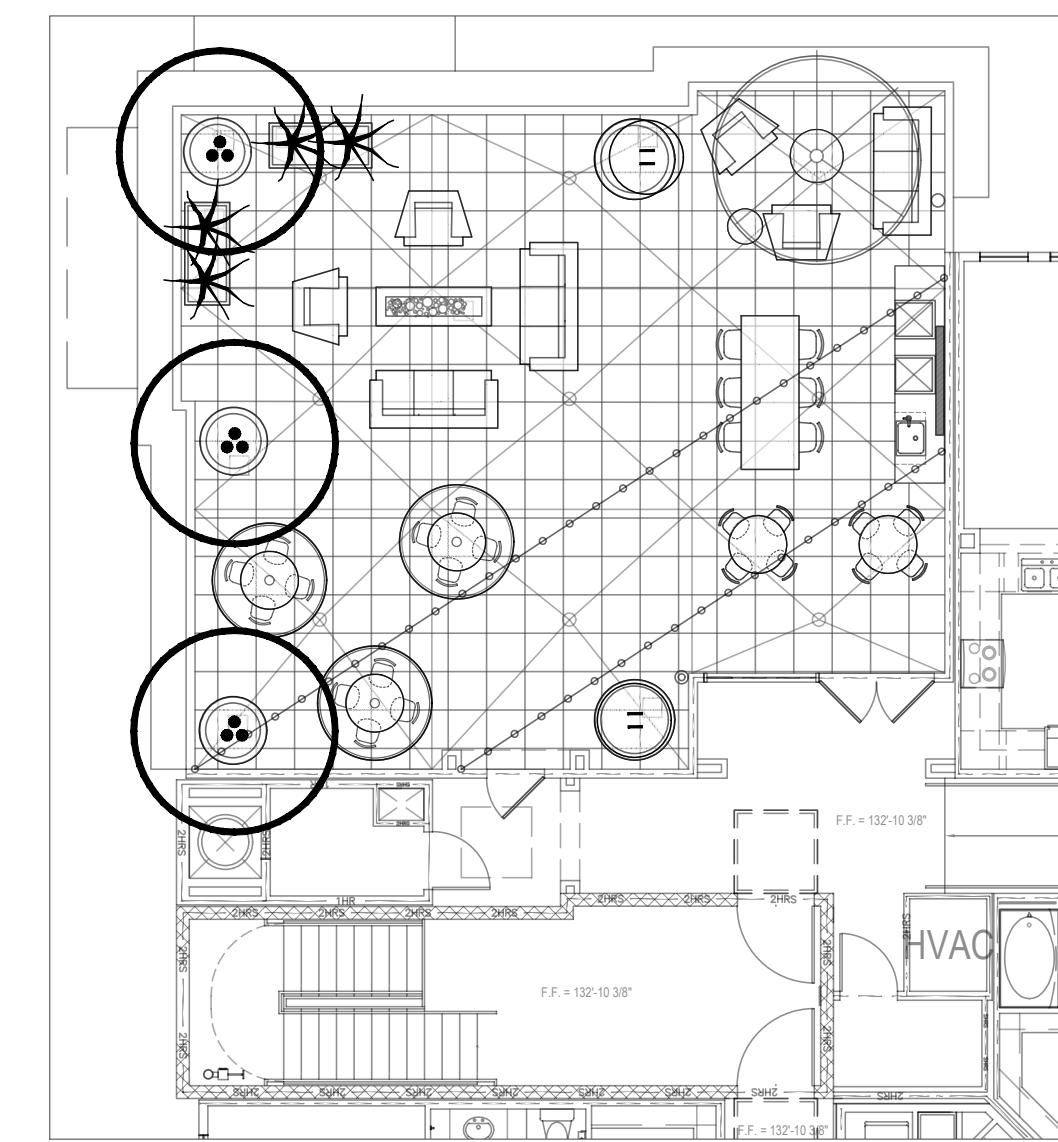
LANDSCAPE PLAN

COURTYARD



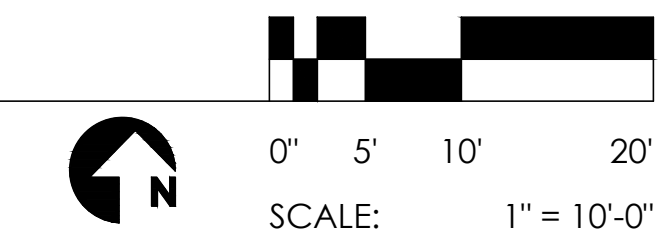
LANDSCAPE LEGEND - pool courtyard

TREES	SPECIES	SIZE/QTY
	Chilopsis linearis	3" CAL/2
	Desert Willow	
	Acer Palmatum 'Bloodgood'	8'-10' HT/4
	Japanese Maple	
	Lagerstroemia indica 'Natchez'	3" MULTI/7
	Crape Myrtle	
	Sabal mexicana	18'-20' HT/2
	Texas Sabal Palm	
SHRUBS	SPECIES	SIZE/QTY
	Buxus microphylla japonica	5 GAL/3
	Winter Gem Boxwood	
	Nandina domestica	5 GAL/14
	Heavenly Bamboo	
	Rosa hybrids 'Knockout'	5 GAL/18
	Knockout Rose	
	Hydrangea macrophylla	5 GAL/10
	Hydrangea	
	Loropetalum chinensis	5 GAL/4
	Dwarf Loropetalum	
	Muhlenbergia capillaris	5 GAL/12
	Gulf Muhly	
	Yucca	5 GAL/2
	Softleaf Yucca	
GROUNDCOVERS	SPECIES	SIZE/QTY
	Ajuga reptans	1 GAL, 18" O.C./56
	Ajuga	
	Liriope muscari	1 GAL, 18" O.C./28
	Lily Turf	
	Trachelospermum asiaticum	1 GAL, 18" O.C./45
	Asiatic Jasmine	
	Annual Flower Mix	4" MIN POT, 8" O.C./26
SURFACE MATERIALS	DESCRIPTION	ZONE
	SHREDDED HARDWOOD MULCH 4" MIN. DEPTH (IN ALL BEDS)	
VENTILATION	DESCRIPTION	
	METAL GRATE FOR COURTYARD VENTILATION REFER TO CIVIL & MECHANICAL DWGS FOR VENT SPECIFICATIONS ADJUST LANDSCAPE PLANTINGS AS NEEDED	



LANDSCAPE PLAN

COURTYARD

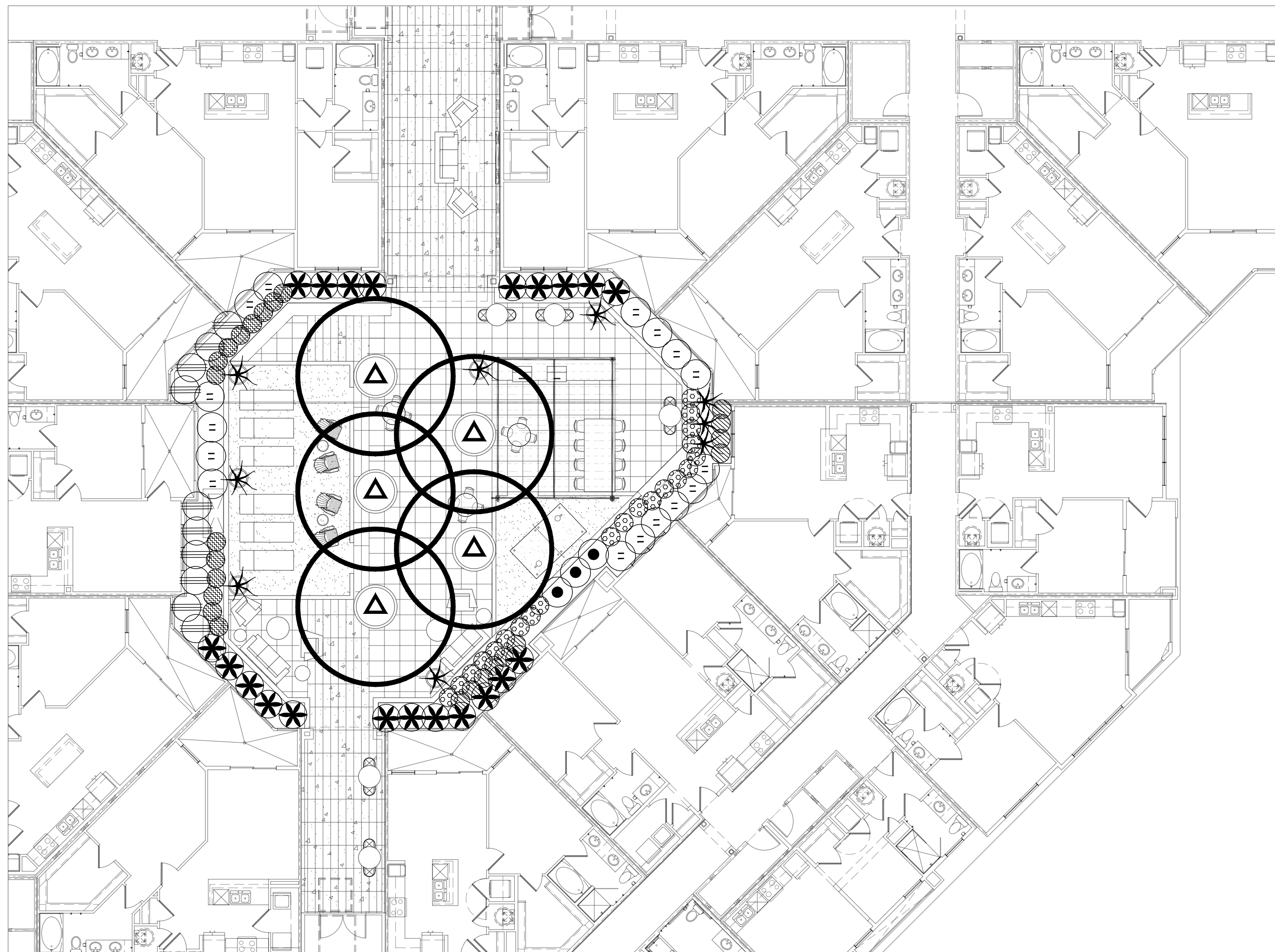


LANDSCAPE LEGEND - roof garden

TREES	SPECIES	SIZE/QTY
	Lagerstroemia indica 'Natchez'	3" MULTI/3
	Crape Myrtle	
SHRUBS	SPECIES	SIZE/QTY
	Rosa hybrids 'Knockout'	5 GAL/2
	Knockout Rose	
	Yucca	5 GAL/4
	Softleaf Yucca	

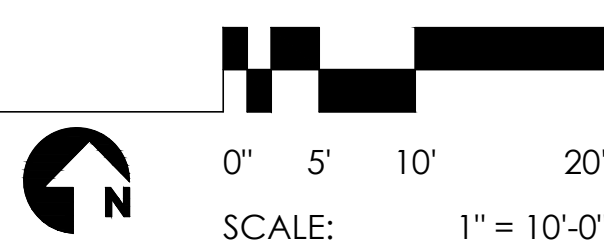
SURFACE MATERIALS

DESCRIPTION	ZONE
	SHREDDED HARDWOOD MULCH 4" MIN. DEPTH (IN ALL BEDS)



LANDSCAPE PLAN

COURTYARD



LANDSCAPE LEGEND - secondary courtyard

TREES	SPECIES	SIZE/QTY
	Cercis canadensis	2" CAL/5
	Eastern Redbud	
SHRUBS	SPECIES	SIZE/QTY
	Buxus microphylla japonica	5 GAL/3
	Winter Gem Boxwood	
	Nandina domestica	5 GAL/10
	Heavenly Bamboo	
	Rosa hybrids 'Knockout'	5 GAL/12
	Knockout Rose	
	Hydrangea macrophylla	5 GAL/21
	Hydrangea	
	Yucca	5 GAL/9
	Softleaf Yucca	
GROUNDCOVERS	SPECIES	SIZE/QTY
	Ajuga reptans	1 GAL, 18" O.C./16
	Ajuga	
	Annual Flower Mix	4" MIN POT, 8" O.C./21
	Trachelospermum asiaticum	1 GAL, 18" O.C./10
	Asiatic Jasmine	
SURFACE MATERIALS	DESCRIPTION	ZONE
	SHREDDED HARDWOOD MULCH 4" MIN. DEPTH (IN ALL BEDS)	
VENTILATION	DESCRIPTION	
	METAL GRATE FOR COURTYARD VENTILATION REFER TO CIVIL & MECHANICAL DWGS FOR VENT SPECIFICATIONS ADJUST LANDSCAPE PLANTINGS AS NEEDED	

RECORD DRAWINGS
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Contractor: Spring Valley Construction Company
Date Revised: 5-7-2020

DESIGNED BY: MR & C
DRAWN BY: MR & C
AOR: DANIEL R. ERLANDSC
PLOT DATE: 05/07/2020

ISSUE FOR PRICING/BIDDING:
ISSUE DATE
ISSUE FOR PERMIT APPLICATION:
ISSUE DATE
ISSUE FOR CONSTRUCTION:
ISSUE DATE
RECORD DRAWINGS:
05-07-2020

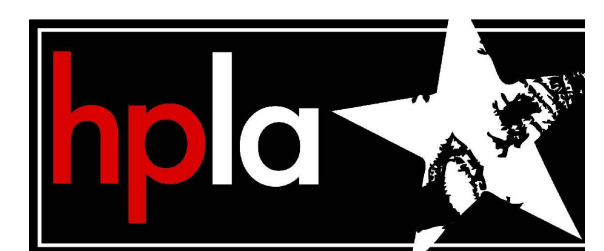
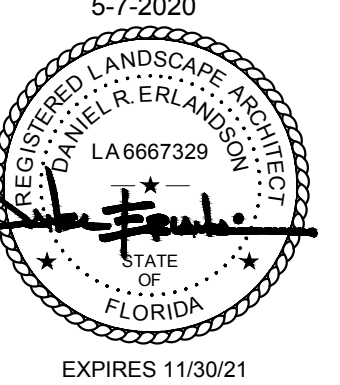
REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
1	06/02/2017	ADDENDUM B
2	09/11/2017	ADDENDUM C
3	10/18/2017	ADDENDUM D
4	11/17/2017	ADDENDUM 1
5	11/12/2018	ASI 04

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RECORD DRAWINGS



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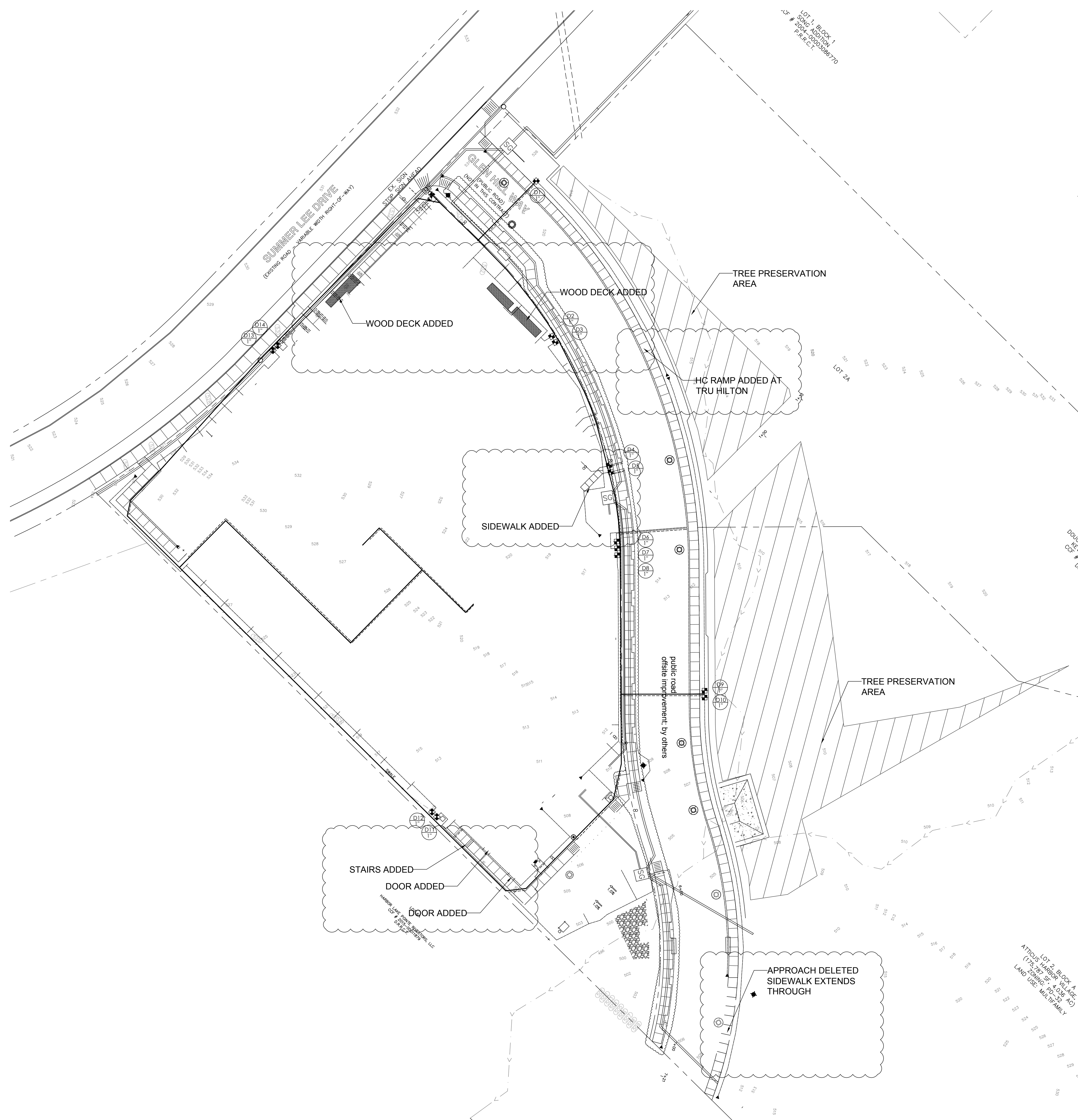
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SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L4.02

SCALE: AS INDICATED

ASI 04 SUBMITTAL - 2018 - NOVEMBER - 12



IRRIGATION PLAN
 SITE
 SCALE: 1" = 30'-0"

IRRIGATION LEGEND
EMITTER SCHEDULE

PLANT TYPE	PLANT SIZE	GPH PER OUTLET	# OF OUTLET PER PLANT	TOTAL GPH PER PLANT
TREES	15 GAL.	2 GPH	3	6 GPH
TREES	24" BOX	2 GPH	4	8 GPH
TREES	36" BOX	2 GPH	5	10 GPH
TREES	48" BOX	2 GPH	6	12 GPH
SHRUBS/G.C.	5 GAL.	1 GPH	2	2 GPH
SHRUBS/G.C.	1 GAL.	1 GPH	1	1 GPH

PIPE LEGEND

1/2"	4.22 GPM	CLASS 200 PVC	---
3/4"	8 GPM	.5" MIN. LATERALS	---
1"	12 GPM	SCHED. 40 PVC	---
1-1/2"	30 GPM	1" MIN. MAINLINE	---
2"	50 GPM	SCHED. 40 PVC	---
		2" MIN. SLEEVE	---

D=DRIP VALVE SIZE X
#

DRIP EQUIPMENT

- RAINBIRD 100-PEB-PRS-DIAL VALVE WITH PRESSURE REGULATION
- RAINBIRD PRF-100-RBY STRAINER
- VALVE BOX BY RAINBIRD - OR APPROVE EQUAL
- PVC DRIP SYSTEM
- RAIN BIRD XQ DISTRIBUTION TUBING WITH XB SERIES EMITTERS AND BUG CAPS (NOT SHOWN)
- EMITTERS PER TREE - EQUALLY SPACED
- RAIN BIRD EASY FLUSH CAP - MDCFAP

EQUIPMENT

- (1) 2" WATER METER - INSTALL PER CIVIL PLAN AND ALL LOCAL CODES
- (1) FEBCO 825Y-BV 2" REDUCED PRESSURE BACKFLOW PREVENTER
- (1) RAINBIRD ESP-LXME 12-STATION CONTROLLER BASE + (1) ESP-LXMSM8 STATION MODULE (20 STATIONS TOTAL)
- (OPTIONAL ALTERNATIVE) RAINBIRD ESP-12LXMEF BASE CONTROLLER WITH FLOW SMART MODULE
- (OPTIONAL OR IF REQUIRED) RAINBIRD ESP-LXMM METAL CABINET AND LXMPED METAL PEDESTAL
- WATEROUS SERIES 500 2" BRASS GATE VALVE OR APPROVED EQUAL
- RAINBIRD 3/4" 3RC QUICK COUPLER
- CAP OR TIE INTO EXISTING WATERLINE

NOTE:

- ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL ONE EMISSION POINTS TO BE LOCATED AT THE PLANT BALL, WITH THE ADDITIONAL POINTS WITHIN PLANT FIT PERIMETER.
- IF REQUIRED - BACKFLOW SCREEN ENCLOSURE TO BE GUARDSHACK AS MANUFACTURED BY BACKFLOW PREVENTION DEVICE ENCLOSURES INC. 602-788-5411 OR APPROVED EQUAL FINISH: POWDER COAT COLOR: DESERT TAN. PROVIDE 4" THICK CONC. SLAB FOR ENCLOSURE FOUNDATION.

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 Date Revised: 5-7-2020

DESIGNED BY: MR & DE
 DRAWN BY: MR & DE
 AOR: DANIEL R. ERLANDSON
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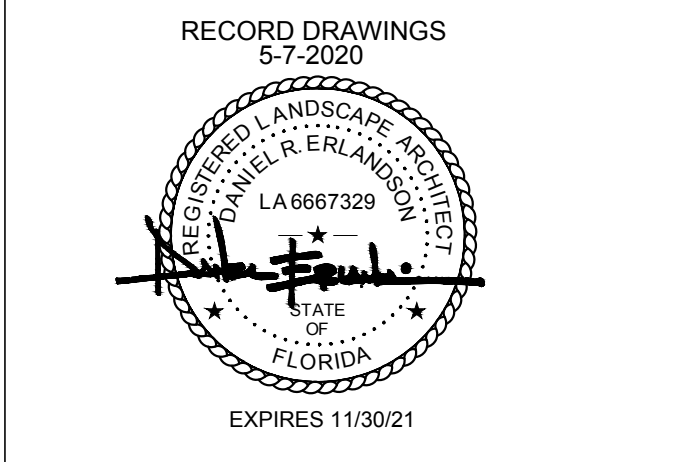
ISSUE FOR PRICING/BIDDING:
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 ISSUE FOR CONSTRUCTION:
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 RECORD DRAWINGS:
 05-07-2020

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
A	06/02/2017	ADDENDUM B
B	09/11/2017	ADDENDUM C
C	10/18/2017	ADDENDUM D
D	11/17/2017	ADDENDUM 1
A	11/12/2018	ASI 04

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SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER
L5.00

SCALE: AS INDICATED

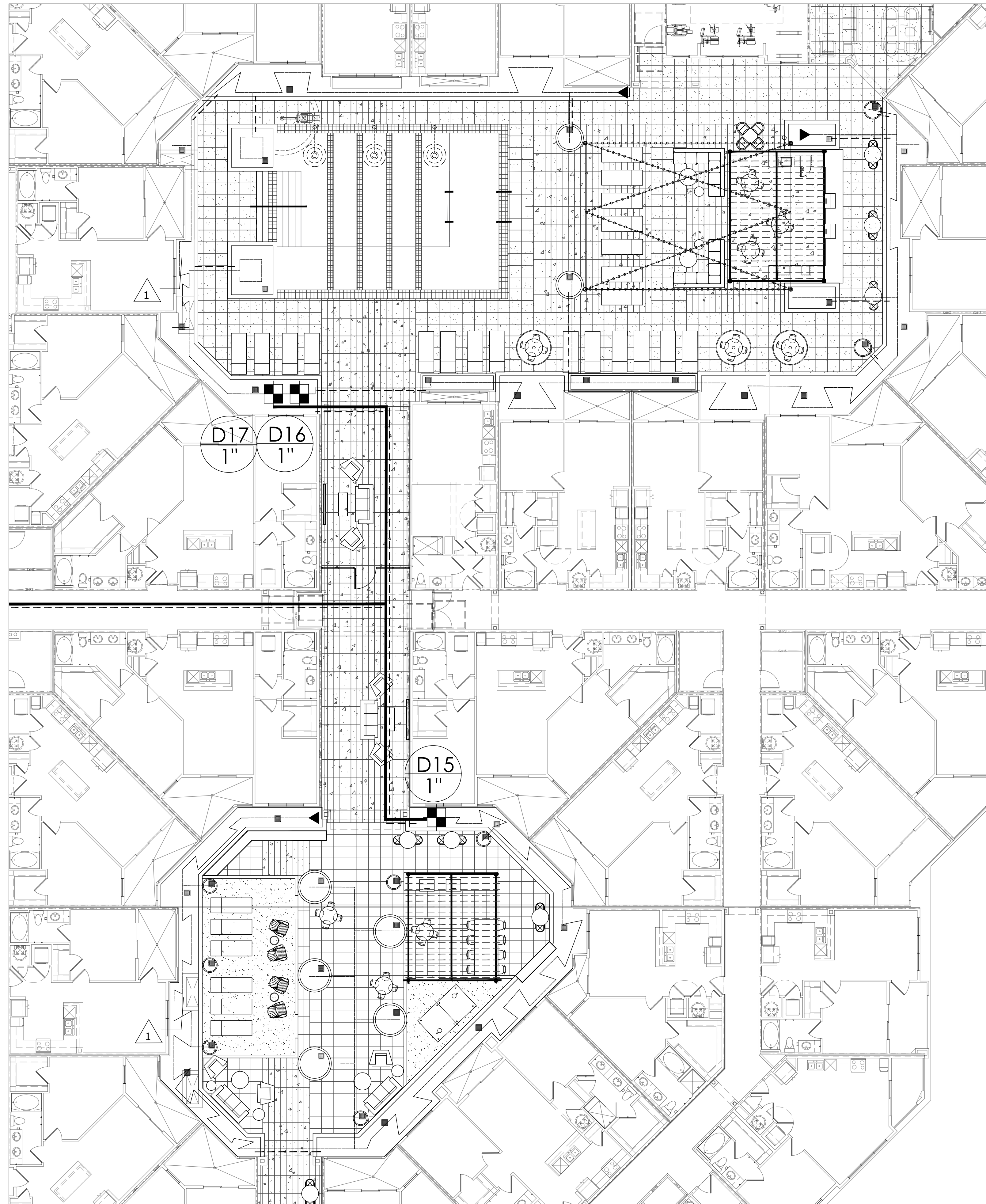
ASI 04 SUBMITTAL- 2018 - NOVEMBER - 12

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
△	06/02/2017	ADDENDUM B
△	09/11/2017	ADDENDUM C
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△	11/12/2018	ASI 04

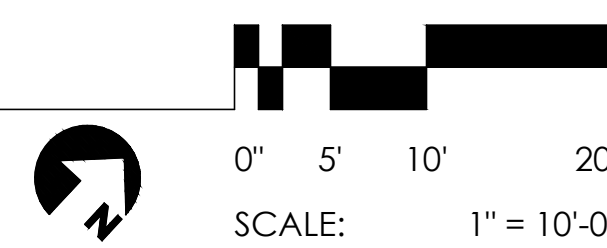
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IRRIGATION PLAN

COURTYARD



IRRIGATION LEGEND

EMITTER SCHEDULE

PLANT TYPE	PLANT SIZE	GPH PER OUTLET	# OF OUTLET PER PLANT	TOTAL GPH PER PLANT
TREES	15 GAL.	2 GPH	3	6 GPH
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SHRUBS/G.C.	5 GAL.	1 GPH	2	2 GPH
SHRUBS/G.C.	1 GAL.	1 GPH	1	1 GPH

PIPE LEGEND

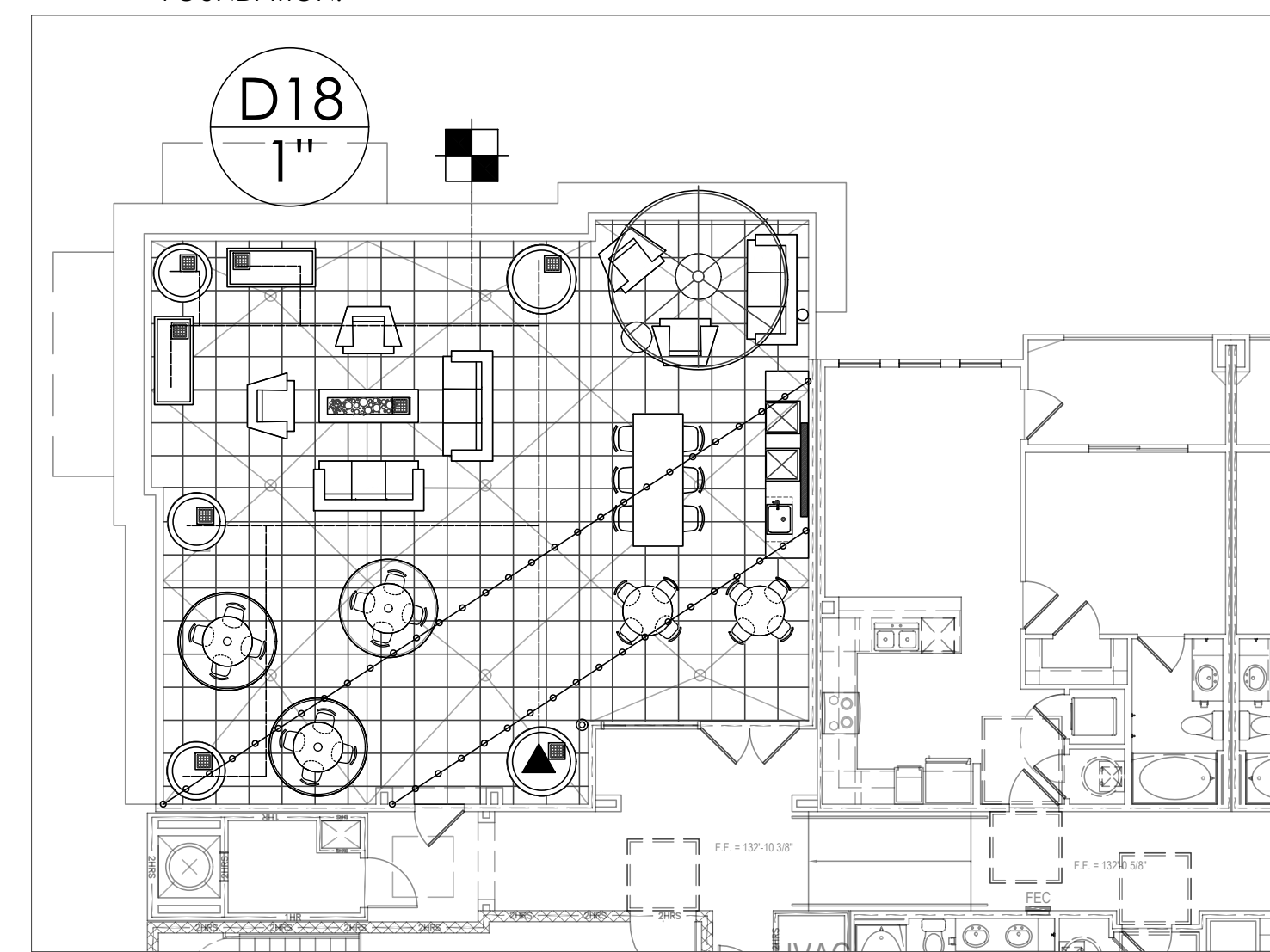
1/2"	4.22 GPM	CLASS 200 PVC	—
3/4"	8 GPM	.5" MIN. LATERALS	—
1"	12 GPM	SCHED. 40 PVC	—
1-1/2"	30 GPM	1" MIN. MAINLINE	—
2"	50 GPM	SCHED. 40 PVC	—
		2" MIN. SLEEVE	—
		D-DRIP VALVE SIZE	⊗ #

DRIP EQUIPMENT

- RAINBIRD 100-FEB-PRS-DIAL VALVE WITH PRESSURE REGULATION
- RAINBIRD PRF-100-RBY STRAINER
- VALVE BOX BY RAINBIRD - OR APPROVE EQUAL
- PVC DRIP SYSTEM
- RAIN BIRD XQ DISTRIBUTION TUBING WITH XB SERIES EMITTERS AND BUG CAPS (NOT SHOWN)
- EMITTERS PER TREE - EQUALLY SPACED
- RAIN BIRD EASY FLUSH CAP - MDCFCAP

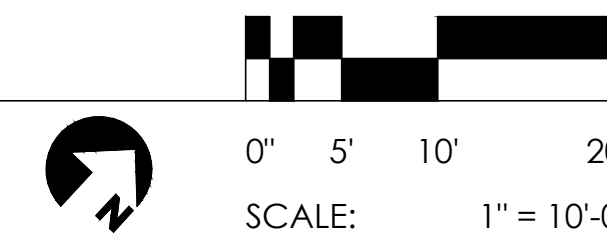
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 - (OPTIONAL OR IF REQUIRED) RAINBIRD ESP-LXMM METAL CABINET AND LXMPED METAL PEDESTAL
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 - RAINBIRD 3/4" 3RC QUICK COUPLER
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IRRIGATION PLAN

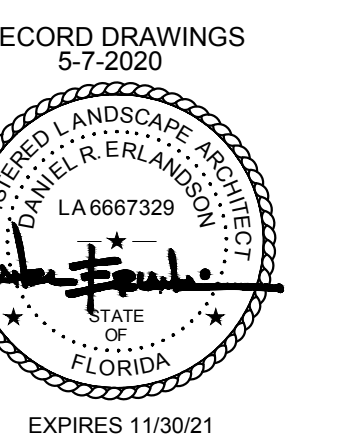
COURTYARD



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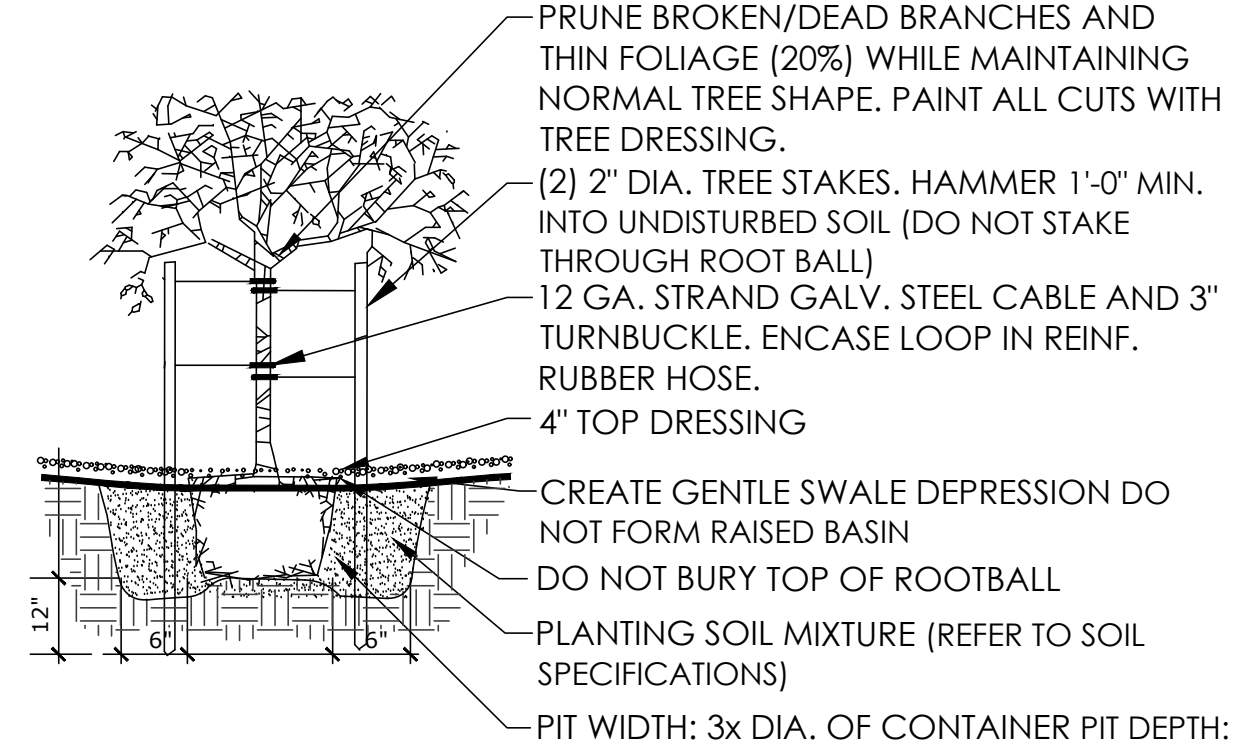
SHEET TITLE
 IRRIGATION PLAN

SHEET NUMBER
L5.01

SCALE: AS INDICATED

ASI 04 SUBMITTAL- 2018 - NOVEMBER - 12

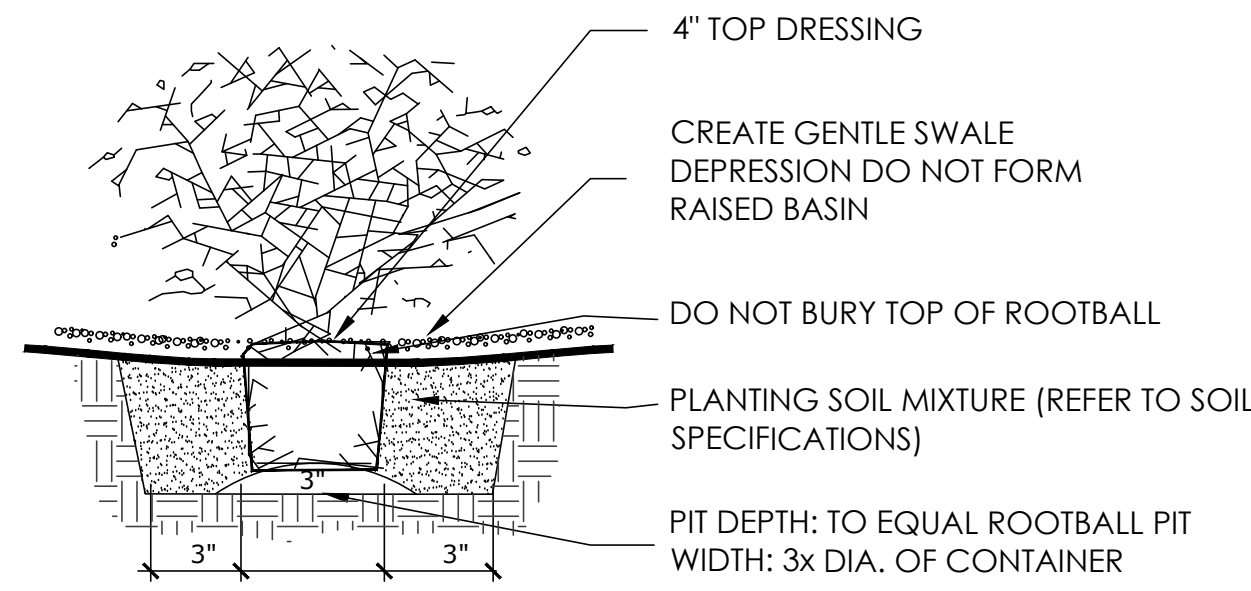
LANDSCAPE



PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

TREE PLANTING (AT-GRADE)

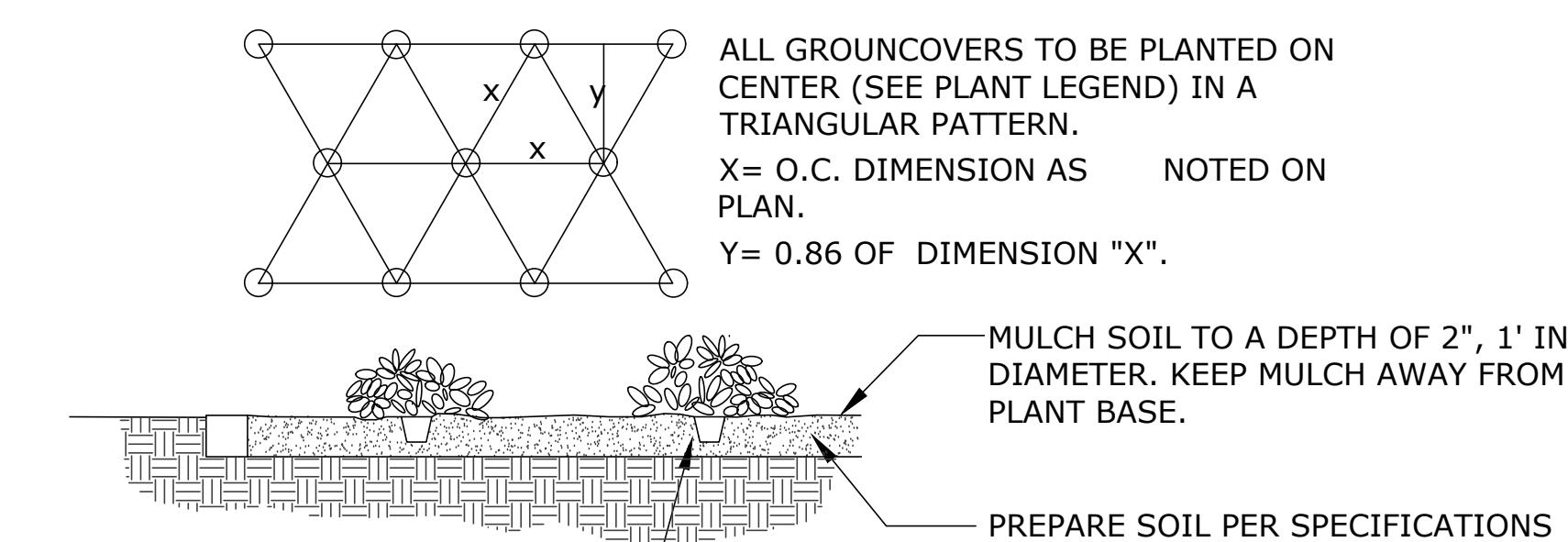
NOT TO SCALE



PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

SHRUB PLANTING (AT-GRADE)

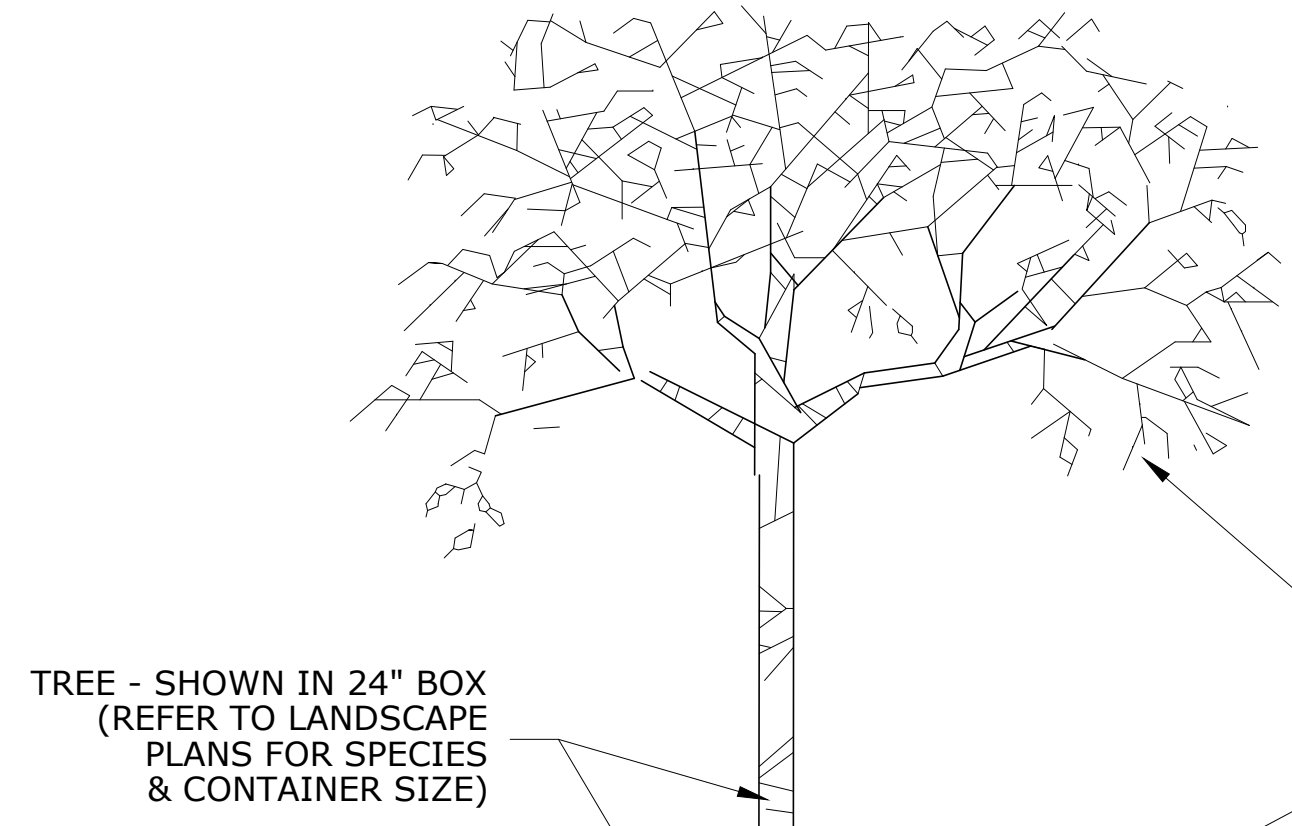
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BACKFILL WITH NATIVE SOIL. APPLY FERTILIZER TO SURFACE AWAY FROM TRUNK PER SPECIFICATIONS.

GROUNDCOVER PLANTING (AT-GRADE)

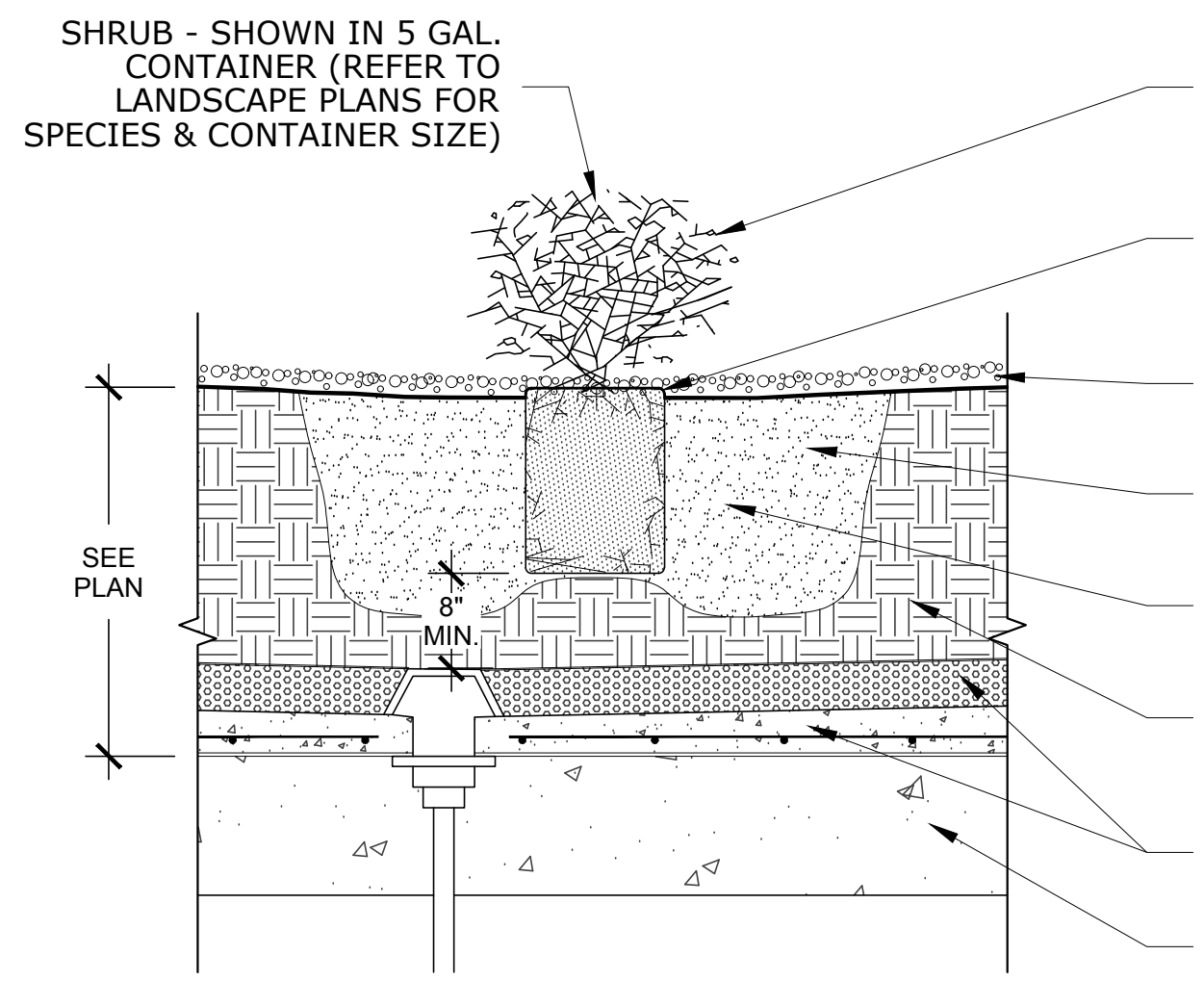
NOT TO SCALE



NOTE: PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH A SUITABLE PLANT.

TREE PLANTING (PODIUM)

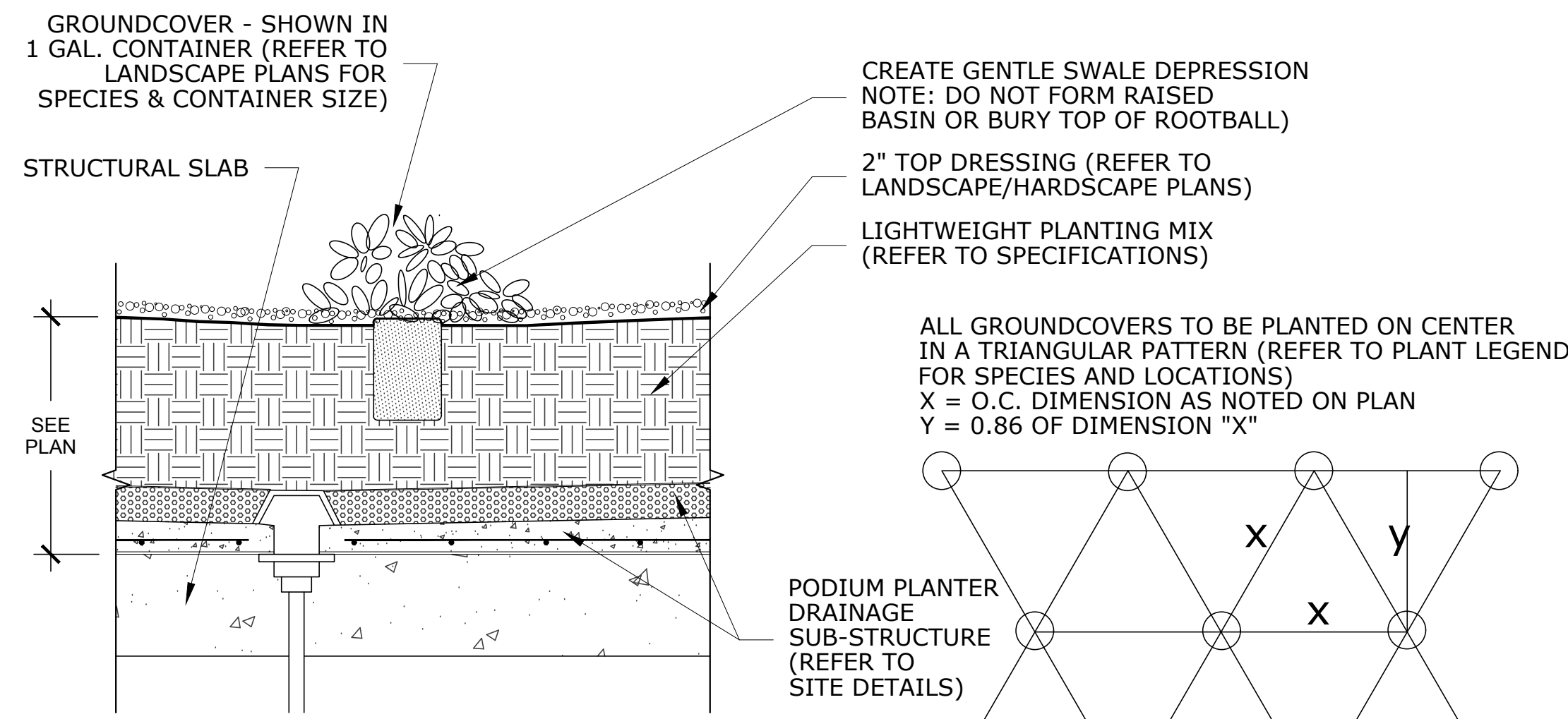
NOT TO SCALE



NOTE: PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH A SUITABLE PLANT.

SHRUB PLANTING (PODIUM)

NOT TO SCALE

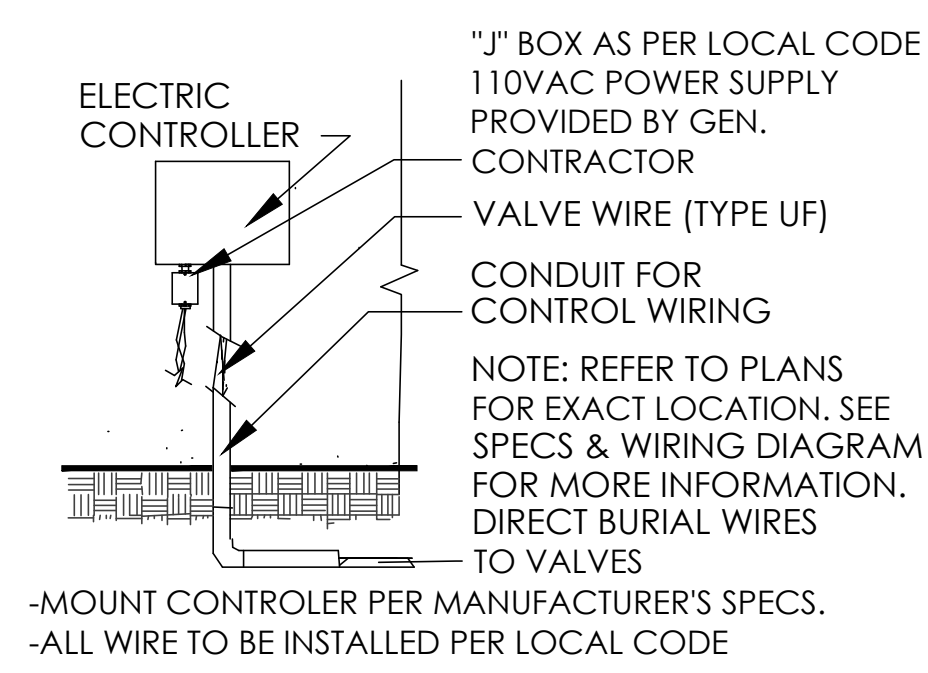


NOTE: PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH A SUITABLE PLANT.

GROUNDCOVER PLANTING (PODIUM)

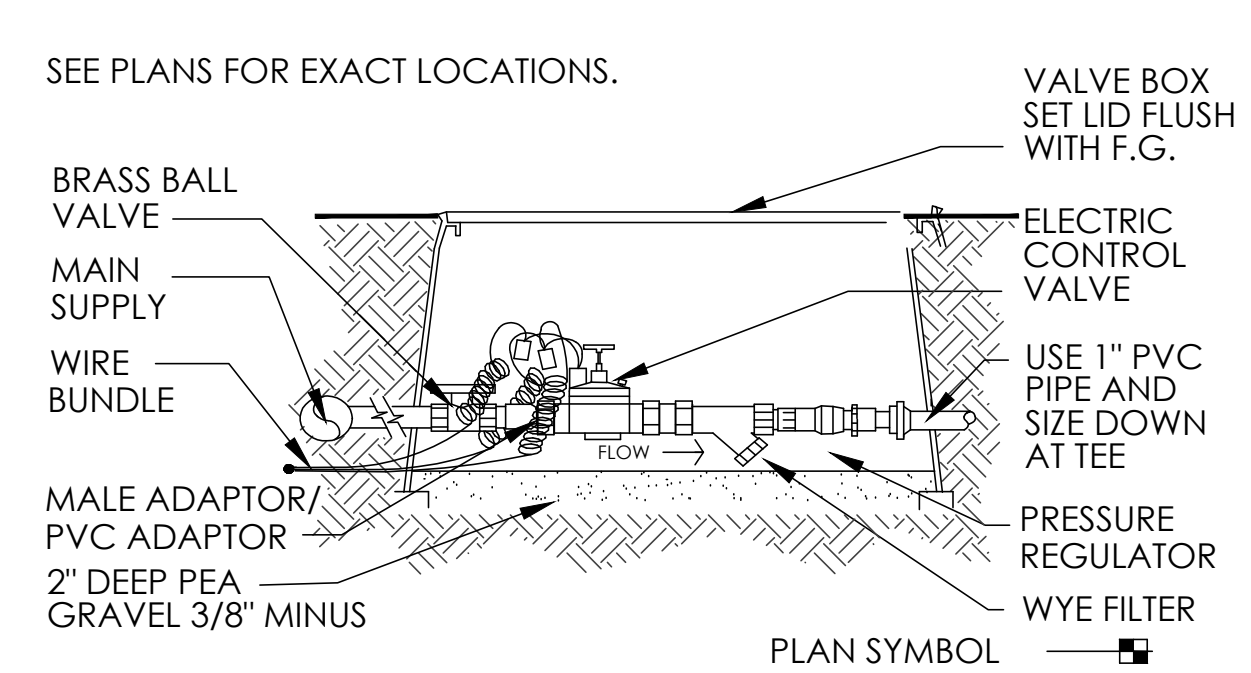
NOT TO SCALE

IRRIGATION



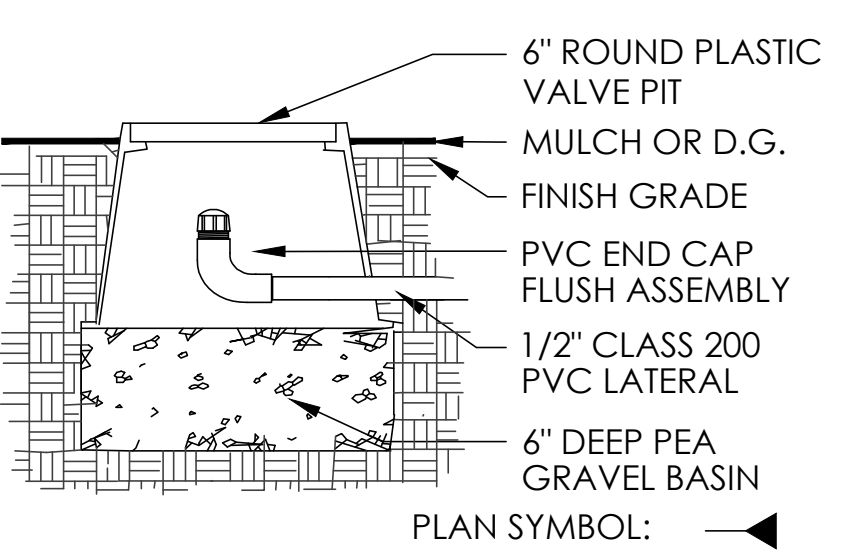
ELECTRIC CONTROLLER

NOT TO SCALE



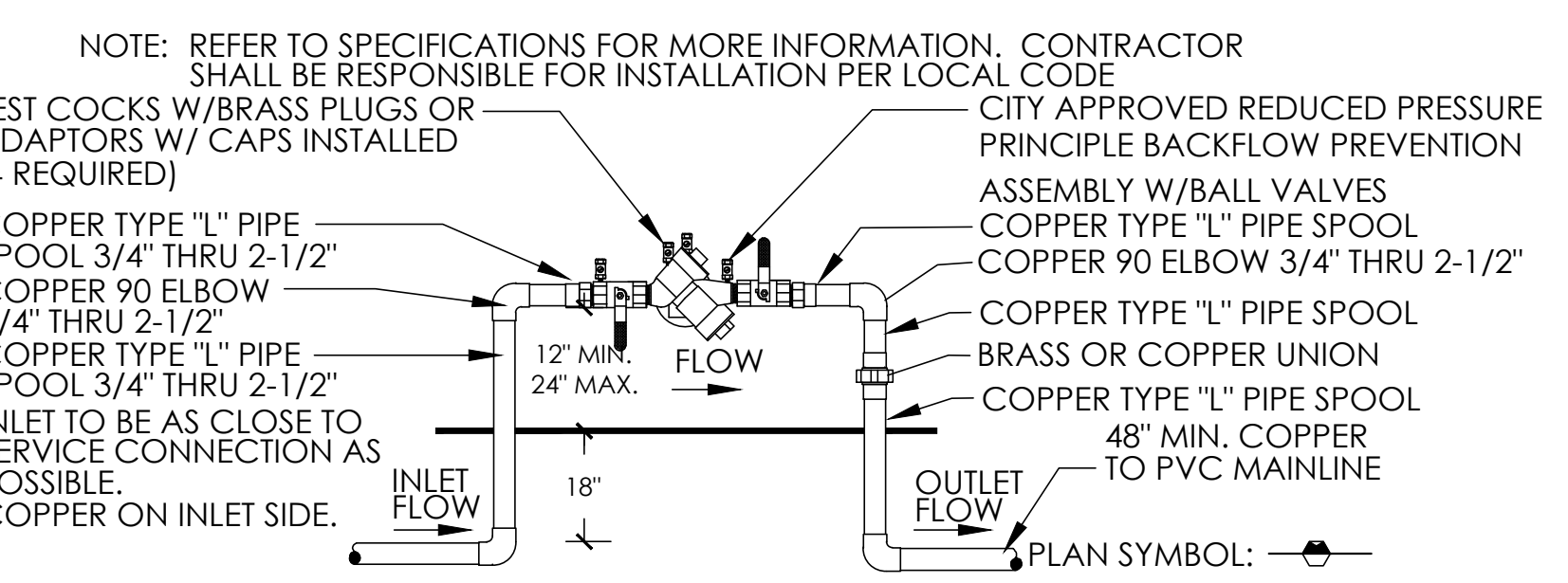
DRIP VALVE ASSEMBLY UNIT

NOT TO SCALE



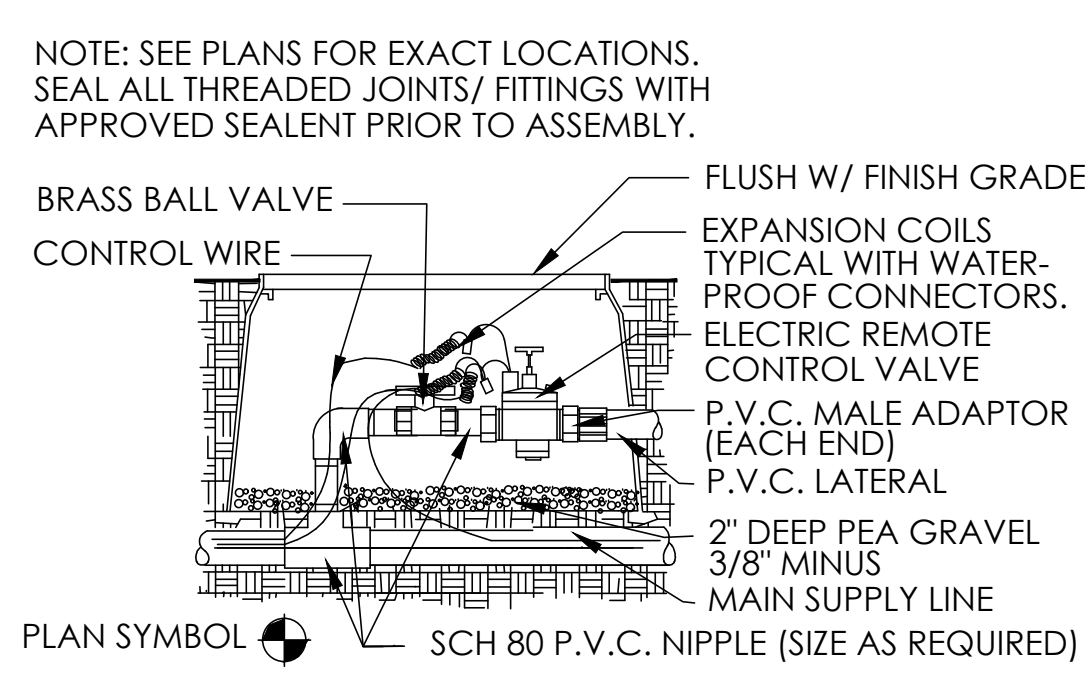
FLUSH VALVE

NOT TO SCALE



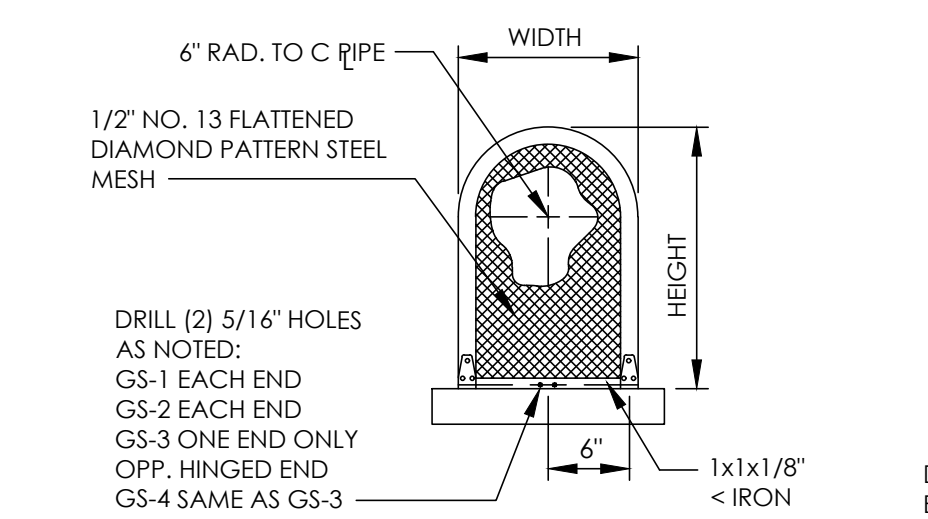
BACKFLOW PREVENTION ASSEMBLY (3/4" THRU 2-1/2")

NOT TO SCALE



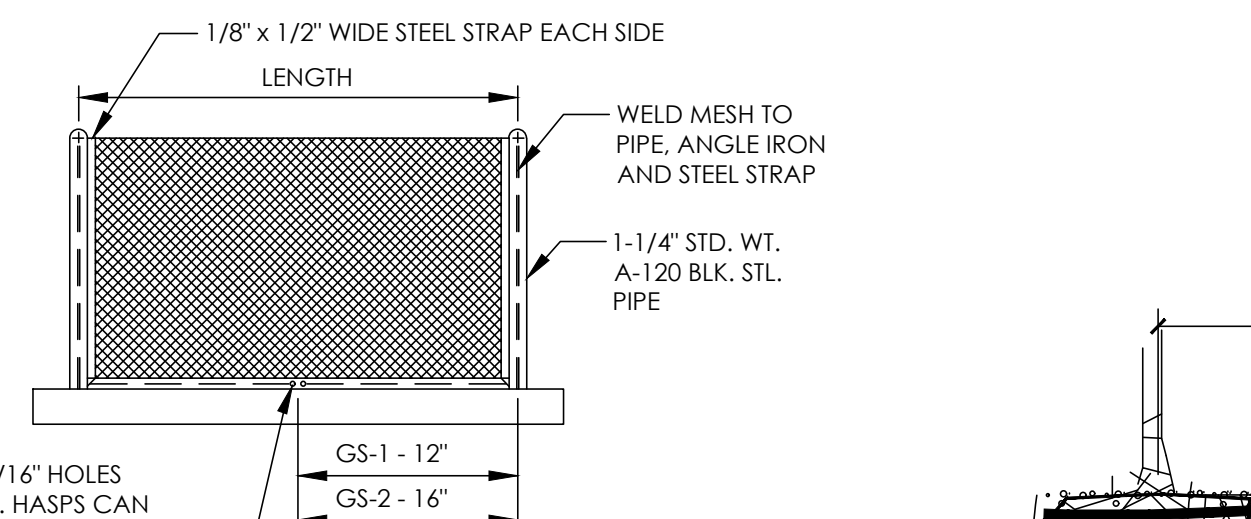
ELECTRIC REMOTE CONTROL VALVE

NOT TO SCALE



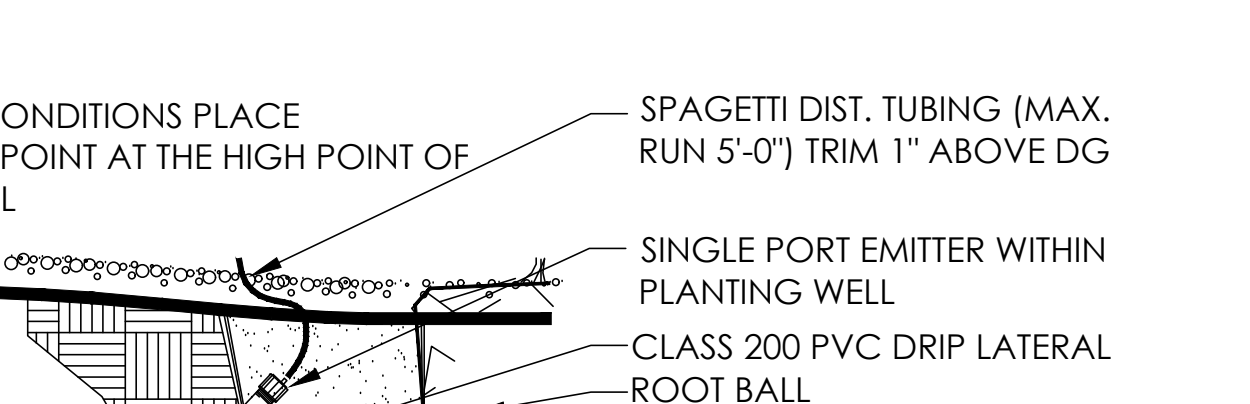
"GUARDSHACK" SECURITY CAGE

NOT TO SCALE



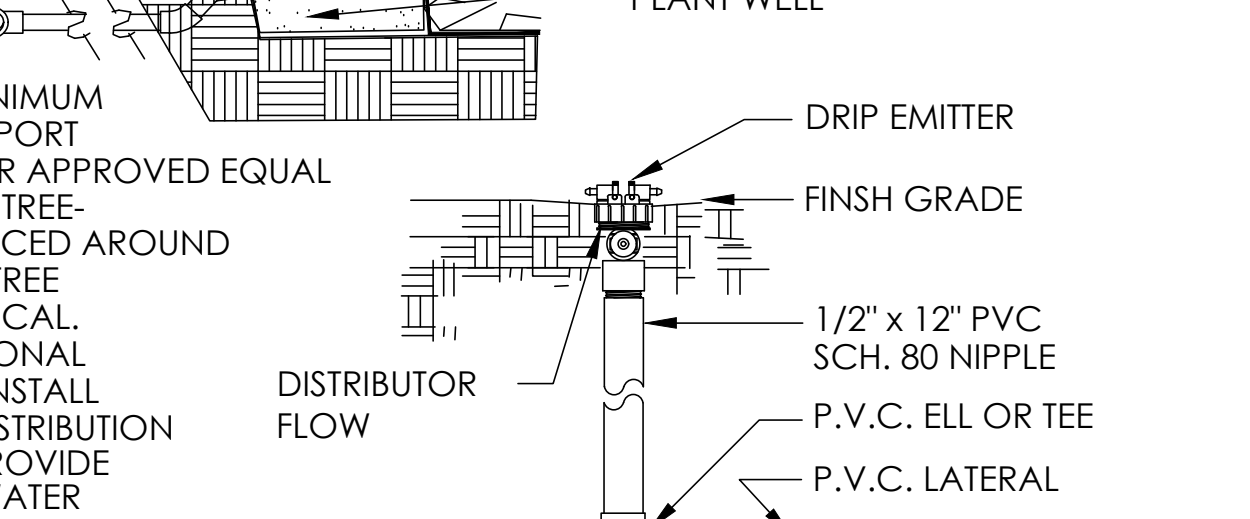
MULTI-PORT EMITTER & SINGLE-PORT EMITTER

NOT TO SCALE



TRENCHING

NOT TO SCALE



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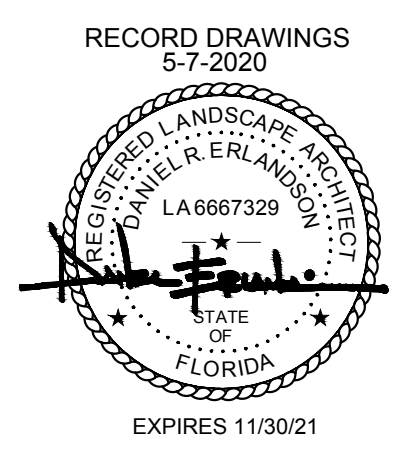
RECORD DRAWINGS:
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5	11/12/2018	ASI 04

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 ROCKWALL, TEXAS 75082



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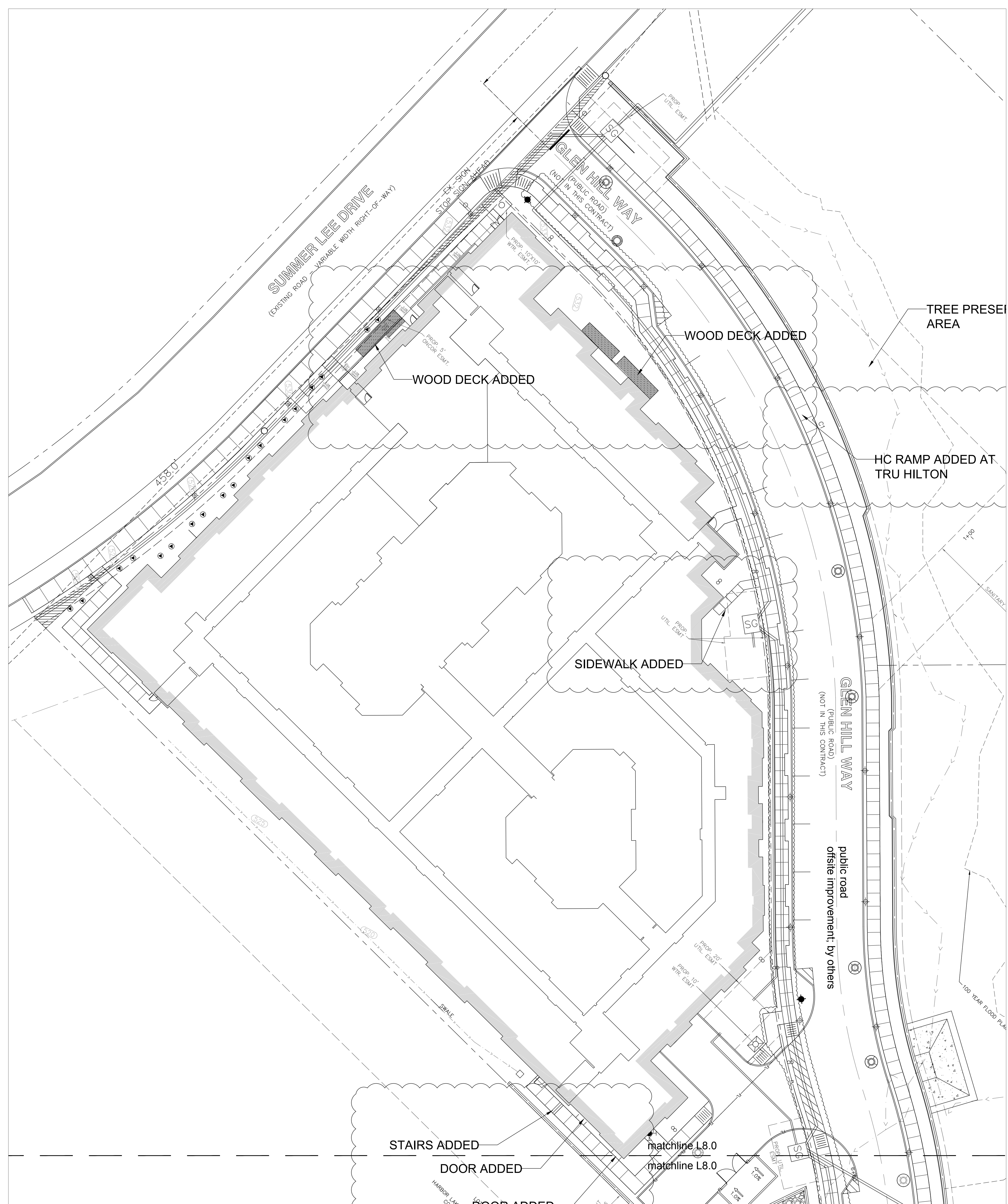
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 T: (972) 701-9639

SHEET TITLE
 GENERAL LANDSCAPE & IRRIGATION DETAILS

SHEET NUMBER
 L6.00

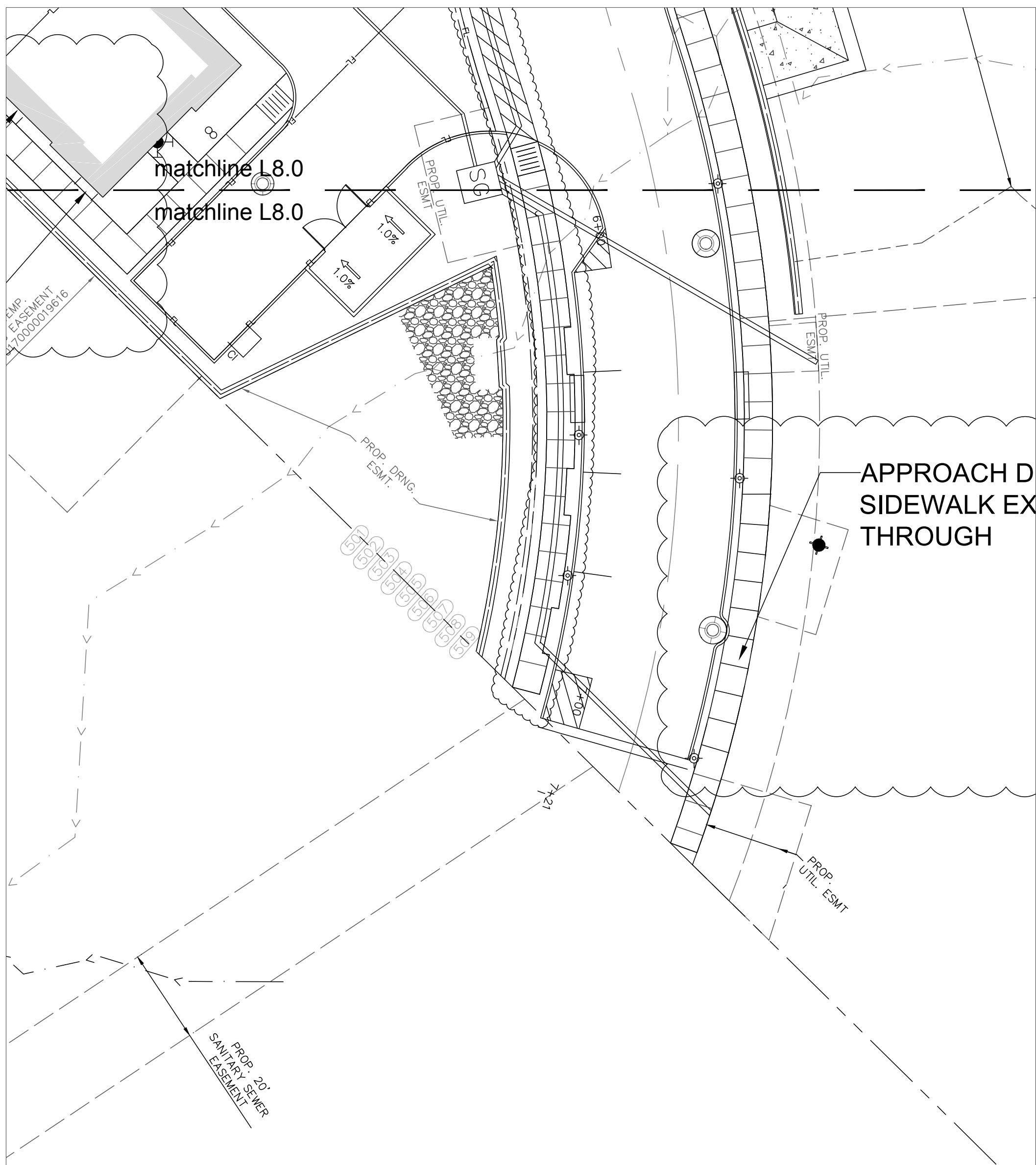
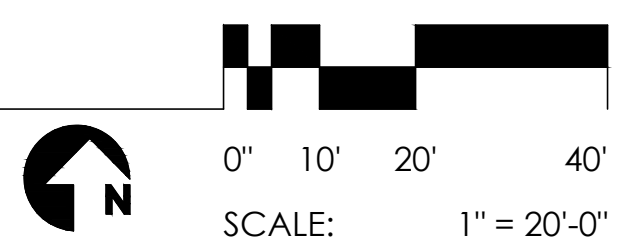
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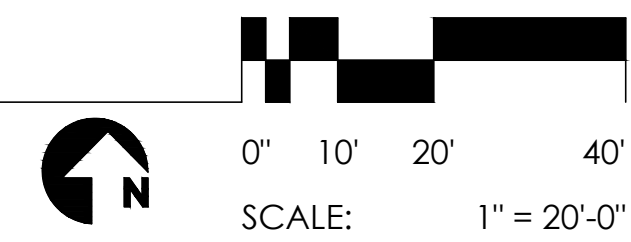
LIGHTING PLAN

SITE

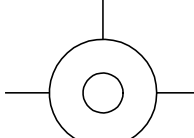
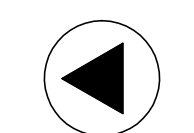


LIGHTING PLAN

SITE



STREETSCAPE LIGHTING LEGEND

- 
PEDESTRIAN STREET LIGHT at 60' O.C. - TO BE IN COMPLIANCE OF CITY REQ'S
PRODUCT INFO: Bega 9701 MH 100w Metal Halide Fixture on Bega 1108 HR 11'-8" Tapered Round Pole with Integral Banner Arms.
Color: Powder Coat RAL #7003 Moss Grey QTY: 26
- 
TREE UPLIGHTS, TO BE IN COMPLIANCE OF CITY REQ'S
PRODUCT: B-K HP2-PAR2020-TR-59-SAP-11-xxxAH/CPC QTY: 20

NOTE. REF. ELECTRICAL DRAWINGS FOR TRANSFORMER, J-BOX/RECEPTACLE AND ALL OTHER EQUIPMENT LOCATIONS.

GENERAL NOTES

1. ALL LIGHTING TO BE LOW VOLTAGE EXCEPT FOR BOLLARD LIGHTING. REFERENCE ELEC. PLANS FOR BOLLARD INFORMATION.
2. LOW VOLT TRANSFORMER TO PLUG INTO EXISTING ELEC. OUTLET. REFERENCE ELEC. DRAWINGS FOR TRANSFORMER LOCATIONS, J-BOXES/RECEPTACLE, AND ALL OTHER EQUIP.
3. ALL DATE PALMS TO RECEIVE (1) TREE RING FIXED TO TRUNK WITH (2) DOWN-LIGHTS AND (2) UP-LIGHTS ON EACH COLLAR.

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△	11/12/2018	ASI 04

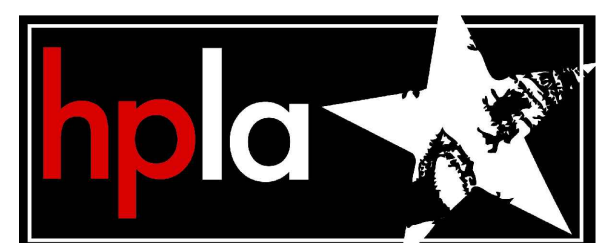
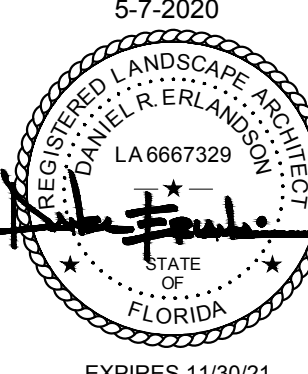
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RECORD DRAWINGS
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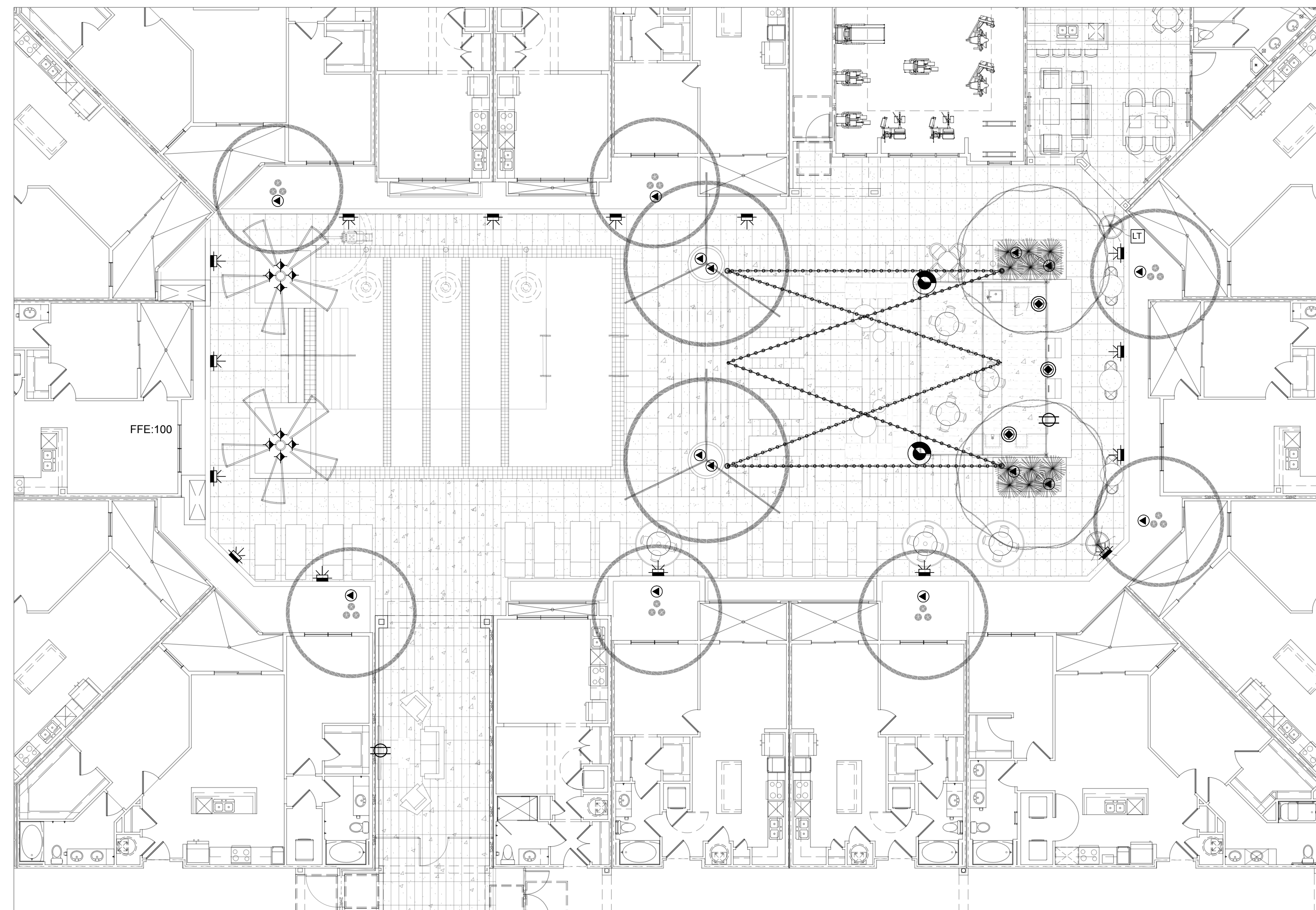
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SHEET TITLE
LIGHTING PLAN

SHEET NUMBER
L8.00

SCALE: AS INDICATED

ASI 04 SUBMITTAL- 2018 - NOVEMBER - 12



LIGHTING PLAN
COURTYARD



ELECTRICAL LEGEND - POOL COURTYARD

- ⊕ JUNCTION BOX QTY: 1
- LOW VOLT LIGHTING LEGEND**
- ☉ DOWN-LIGHTS (TRELLIS) MODEL: MU-35 (MACCHIAULTIMO) COLOR: WEATHERED IRON FXL.COM QTY: 2
- ☉ UPLIGHT (TREES) MODEL: MU-35 (MACCHIAULTIMO) COLOR: WEATHERED IRON FXL.COM QTY: 19
- ☉ TASK LIGHT BQ LED SPECIALTY LIGHT STAINLESS STEEL BY FXL.COM ORDERING SPEC: BQ-2D-1LED-SS QTY: 3
- ☉ WALL LIGHT MODEL: FX LOUVER MASSIMO-FXL.COM QTY: 14
- ☉ UPLIGHT (PALMS) W/ TREE RING 7' HT MODEL: MU-35 (MACCHIAULTIMO) COLOR: WEATHERED IRON FXL.COM QTY: 8
- LT LOW VOLTAGE TRANSFORMER MODEL: FX POTENZA X- PK600/PX900 AS NEEDED QTY: 1

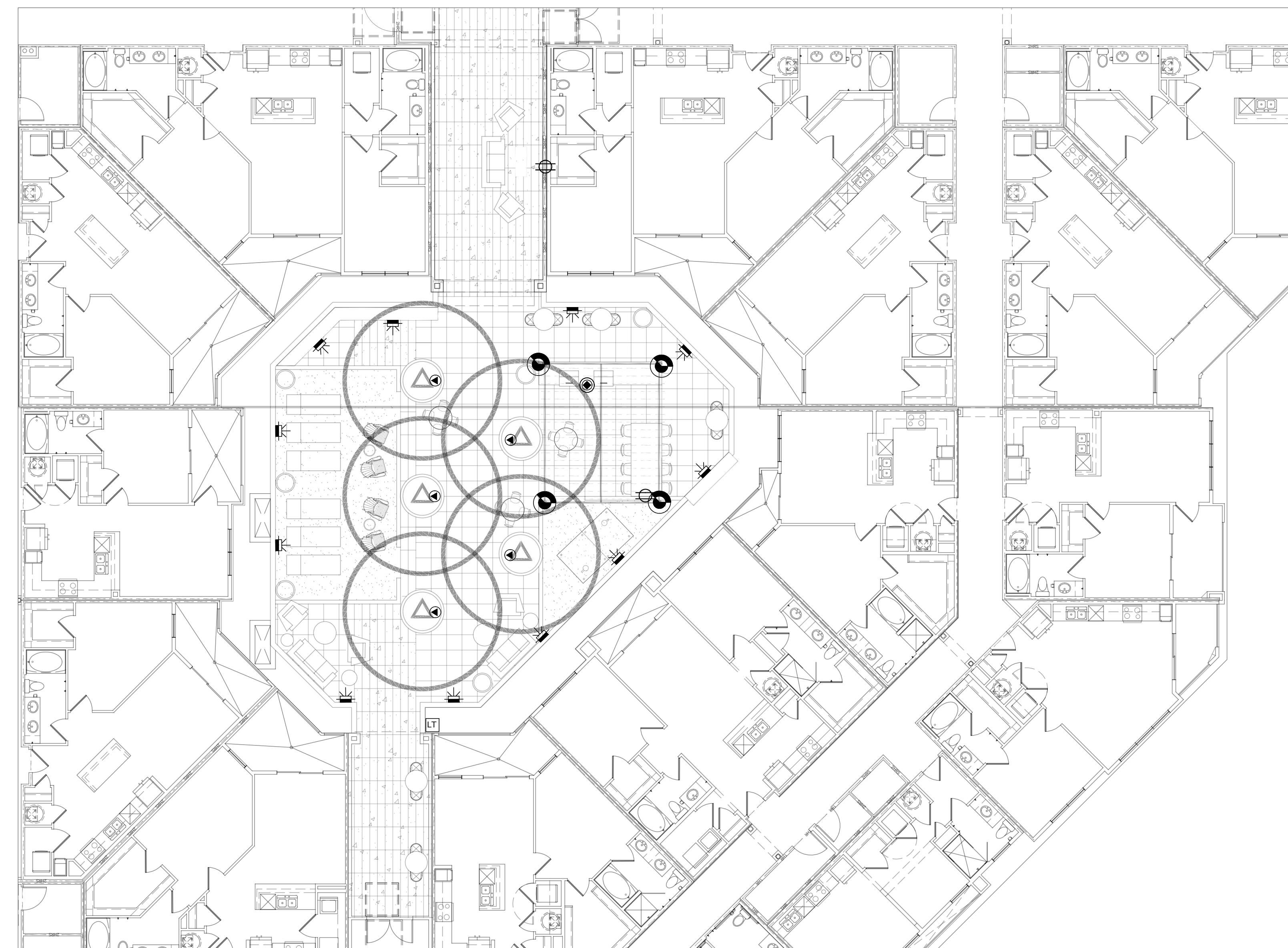
SITE LIGHTING LEGEND

STRING LIGHTS BY TOKSTAR.COM
EXBK-24-2H-S14-C

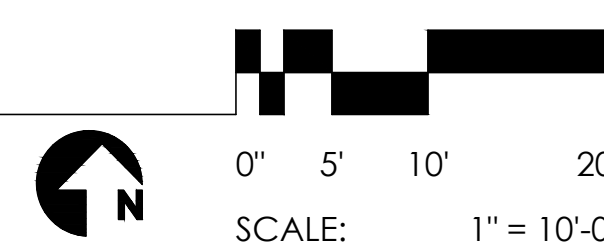
NOTE: REF. ELECTRICAL DRAWINGS FOR TRANSFORMER, J-BOX/RECEPTACLE AND ALL OTHER EQUIPMENT LOCATIONS.

GENERAL NOTES

1. ALL LIGHTING TO BE LOW VOLTAGE EXCEPT FOR STRING LIGHTS. REFERENCE ELEC. PLANS FOR STRING LIGHT INFORMATION.
2. LOW VOLT TRANSFORMER TO PLUG INTO EXISTING ELEC. OUTLET. REFERENCE ELEC. DRAWINGS FOR TRANSFORMER LOCATIONS, J-BOXES/RECEPTACLE AND ALL OTHER EQUIP.
3. ALL DATE PALMS TO RECEIVE (1) TREE RING FIXED TO TRUNK WITH (2) DOWN-LIGHTS AND (2) UP-LIGHTS ON EACH COLLAR.



LIGHTING PLAN
COURTYARD



ELECTRICAL LEGEND - SECONDARY COURTYARD

- ⊕ JUNCTION BOX QTY: 1
- LOW VOLT LIGHTING LEGEND**
- ☉ DOWN-LIGHTS (TRELLIS) MODEL: MU-35 (MACCHIAULTIMO) COLOR: WEATHERED IRON FXL.COM QTY: 4
- ☉ TASK LIGHT BQ LED SPECIALTY LIGHT STAINLESS STEEL BY FXL.COM ORDERING SPEC: BQ-2D-1LED-SS QTY: 1
- ☉ UPLIGHT (TREES) MODEL: MU-35 (MACCHIAULTIMO) COLOR: WEATHERED IRON FXL.COM QTY: 5
- ☉ WALL LIGHT MODEL: FX LOUVER MASSIMO-FXL.COM QTY: 11
- LT LOW VOLTAGE TRANSFORMER MODEL: FX POTENZA X- PK600/PX900 AS NEEDED QTY: 1

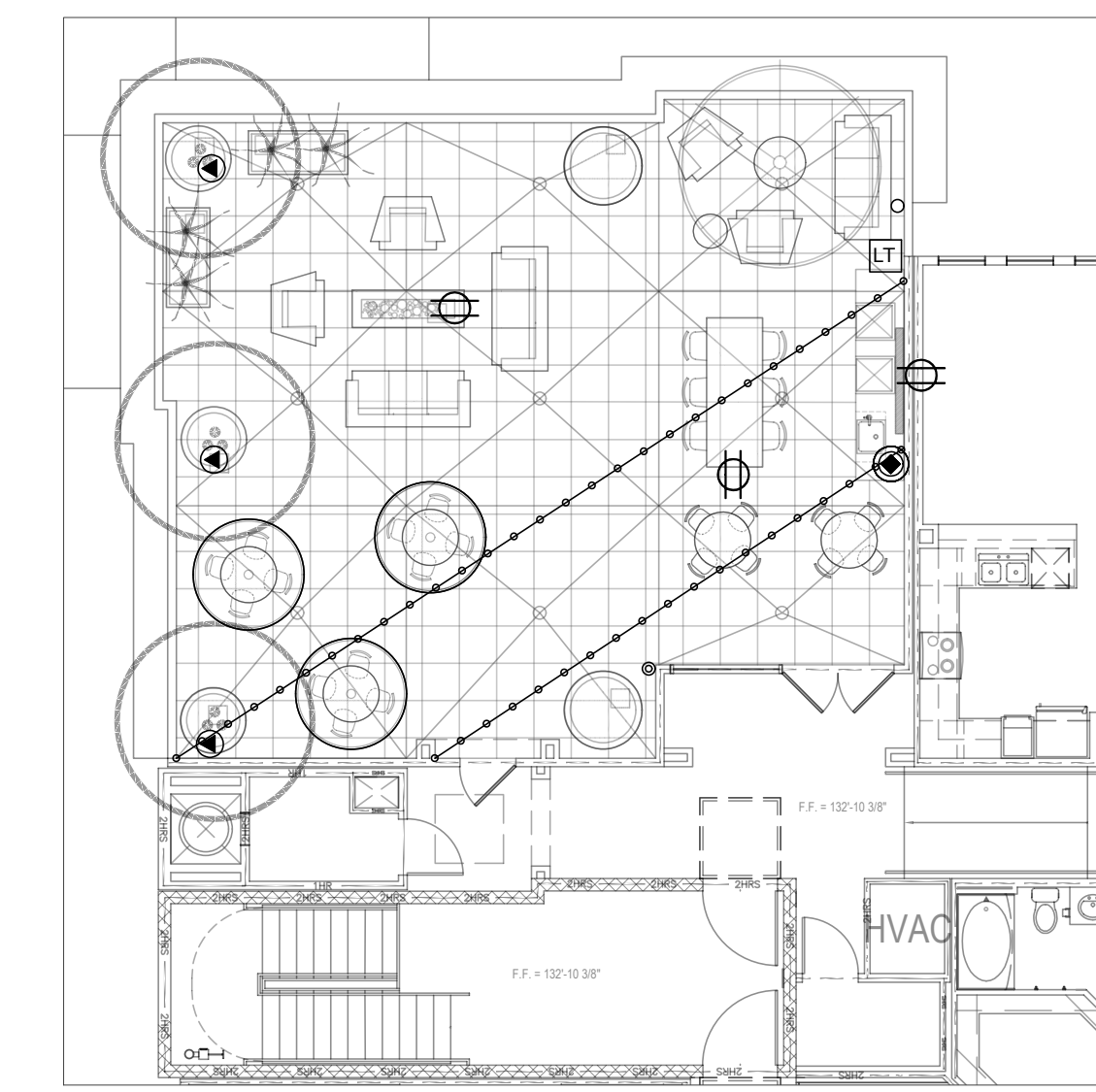
SITE LIGHTING LEGEND

STRING LIGHTS BY TOKSTAR.COM
EXBK-24-2H-S14-C

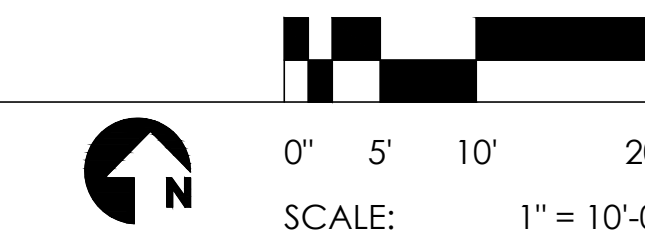
NOTE: REF. ELECTRICAL DRAWINGS FOR TRANSFORMER, J-BOX/RECEPTACLE AND ALL OTHER EQUIPMENT LOCATIONS.

GENERAL NOTES

1. ALL LIGHTING TO BE LOW VOLTAGE EXCEPT FOR STRING LIGHTS. REFERENCE ELEC. PLANS FOR STRING LIGHT INFORMATION.
2. LOW VOLT TRANSFORMER TO PLUG INTO EXISTING ELEC. OUTLET. REFERENCE ELEC. DRAWINGS FOR TRANSFORMER LOCATIONS, J-BOXES/RECEPTACLE AND ALL OTHER EQUIP.
3. ALL DATE PALMS TO RECEIVE (1) TREE RING FIXED TO TRUNK WITH (2) DOWN-LIGHTS AND (2) UP-LIGHTS ON EACH COLLAR.



LIGHTING PLAN
COURTYARD



ELECTRICAL LEGEND - ROOF GARDEN

- ⊕ JUNCTION BOX QTY: 3
- LOW VOLT LIGHTING LEGEND**
- ☉ TASK LIGHT BQ LED SPECIALTY LIGHT STAINLESS STEEL BY FXL.COM ORDERING SPEC: BQ-2D-1LED-SS QTY: 1
- ☉ UPLIGHT (TREES) MODEL: MU-35 (MACCHIAULTIMO) COLOR: WEATHERED IRON FXL.COM QTY: 3
- LT LOW VOLTAGE TRANSFORMER MODEL: FX POTENZA X- PK600/PX900 AS NEEDED QTY: 1

SITE LIGHTING LEGEND

STRING LIGHTS BY TOKSTAR.COM
EXBK-24-2H-S14-C

NOTE: REF. ELECTRICAL DRAWINGS FOR TRANSFORMER, J-BOX/RECEPTACLE AND ALL OTHER EQUIPMENT LOCATIONS.

GENERAL NOTES

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DESIGNED BY: MR & DE
DRAWN BY: MR & DE
ACR: DANIEL R. ERLANDSON
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△	11/12/2018	ASI 04

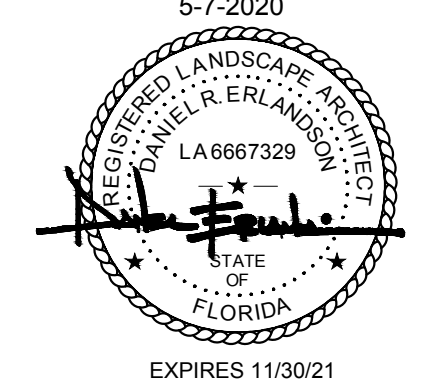
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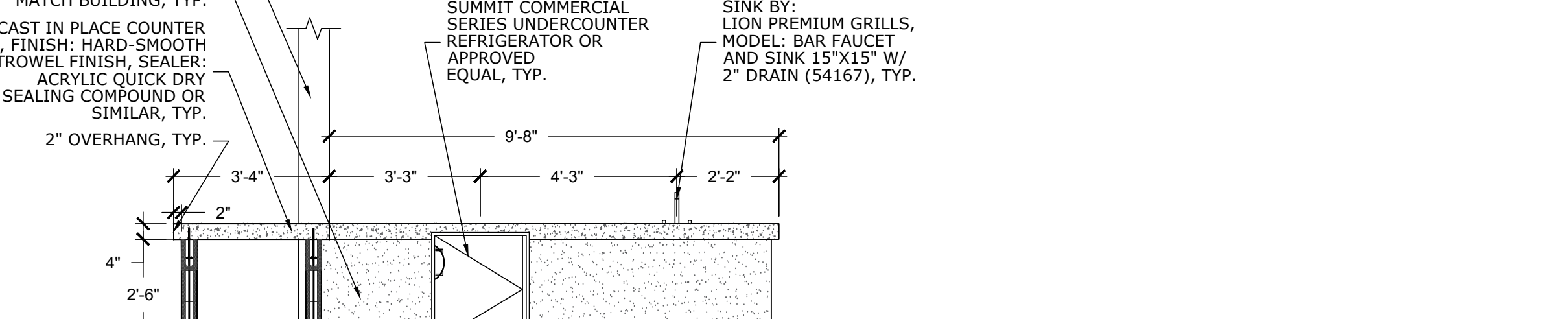
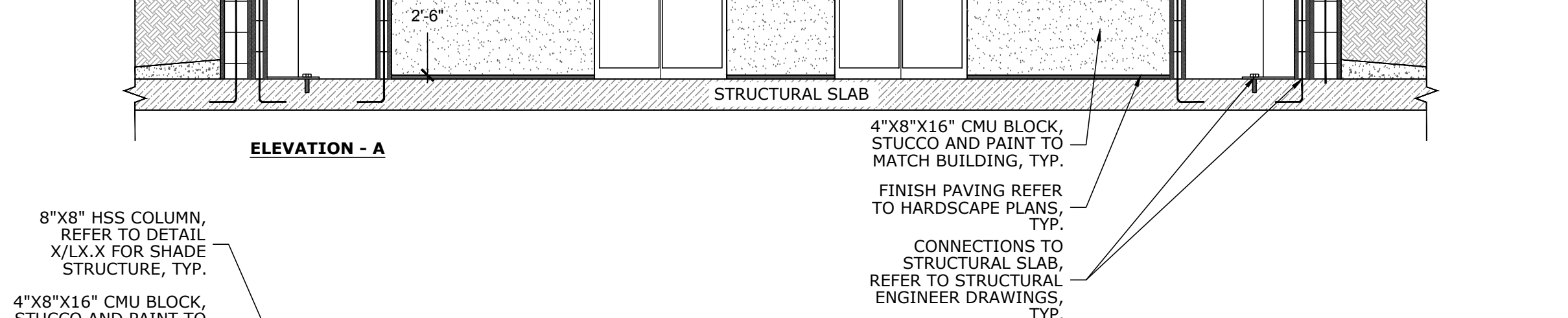
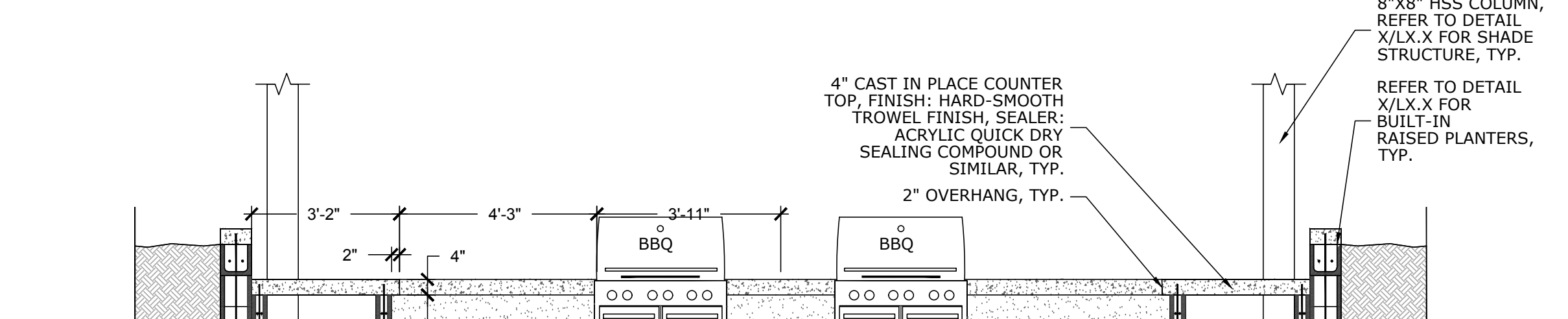
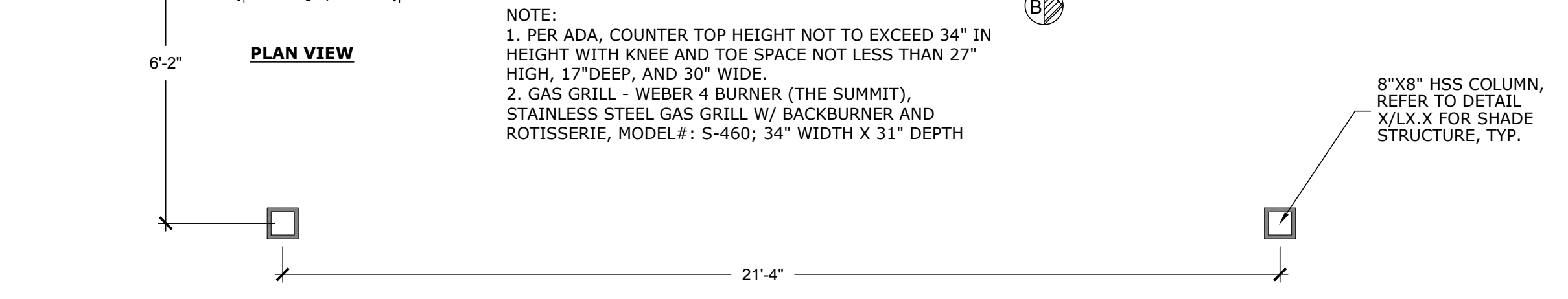
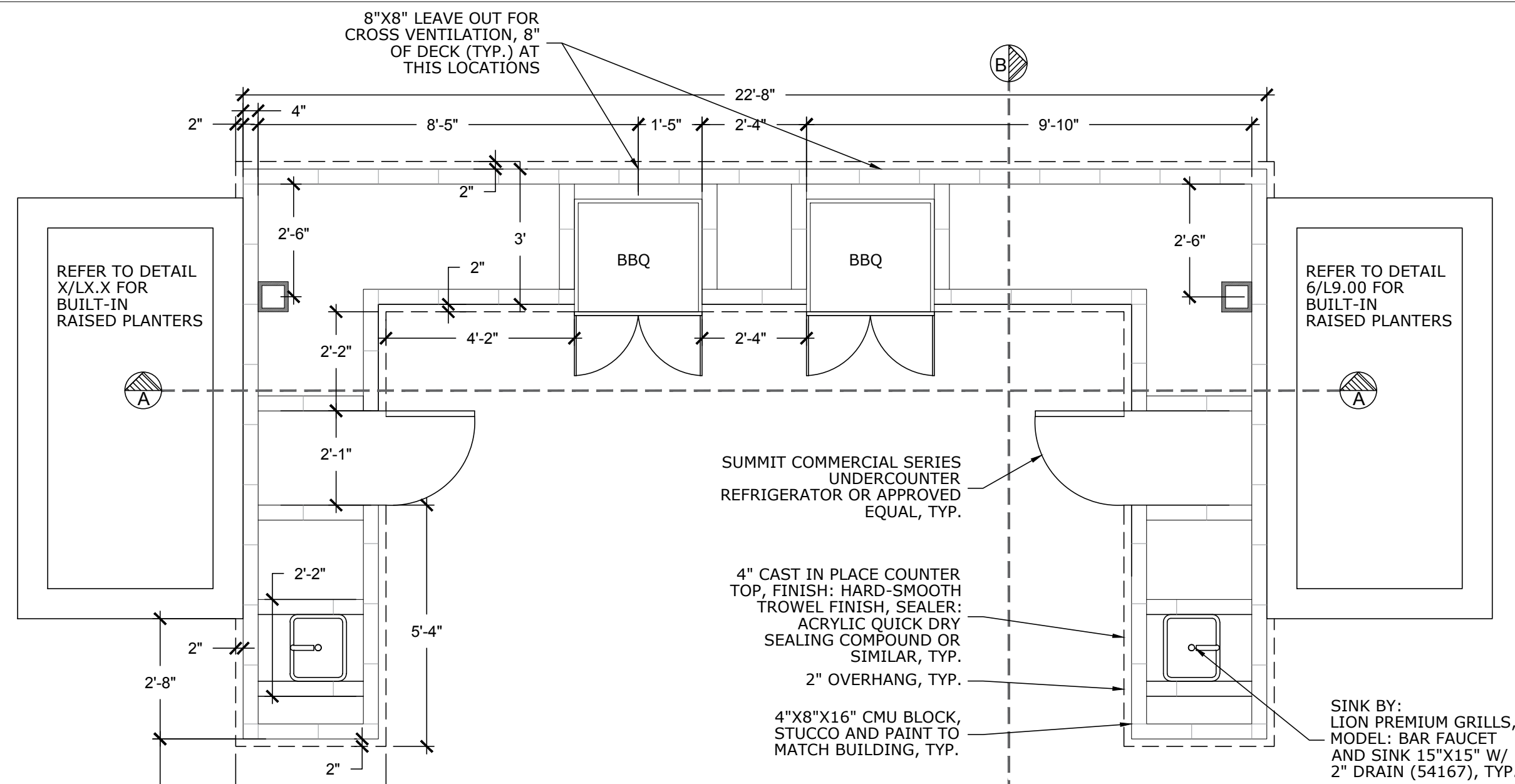
SHEET TITLE
LIGHTING PLAN

SHEET NUMBER
L8.01

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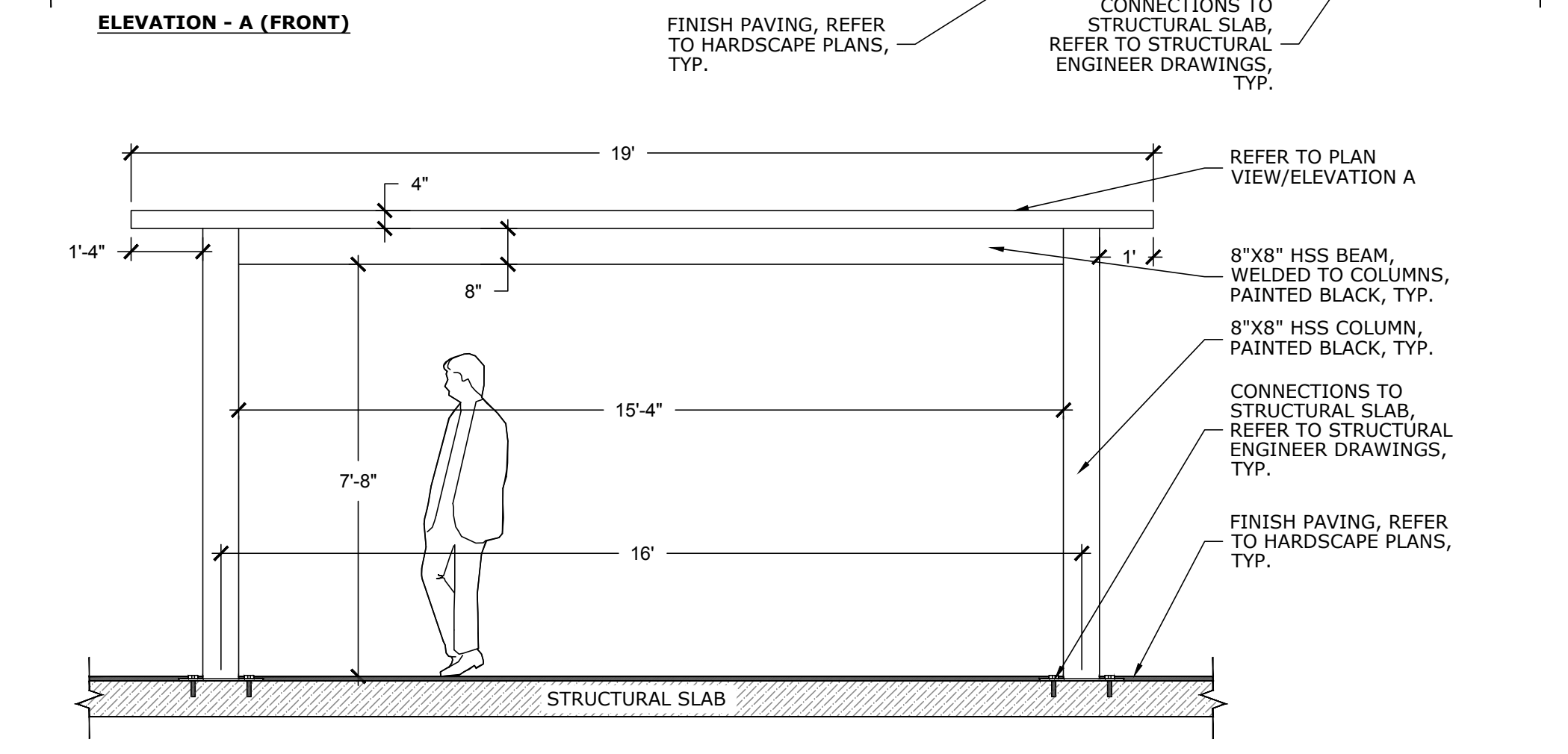
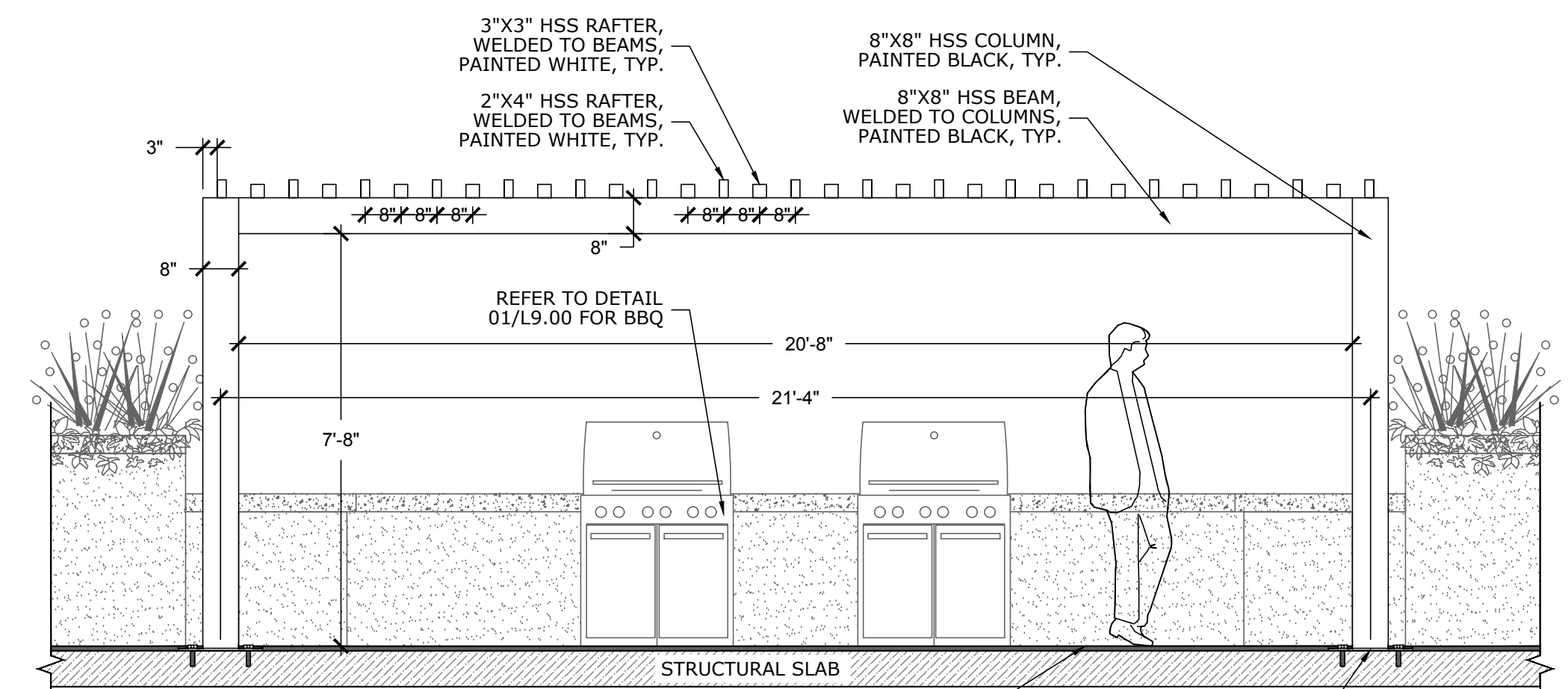
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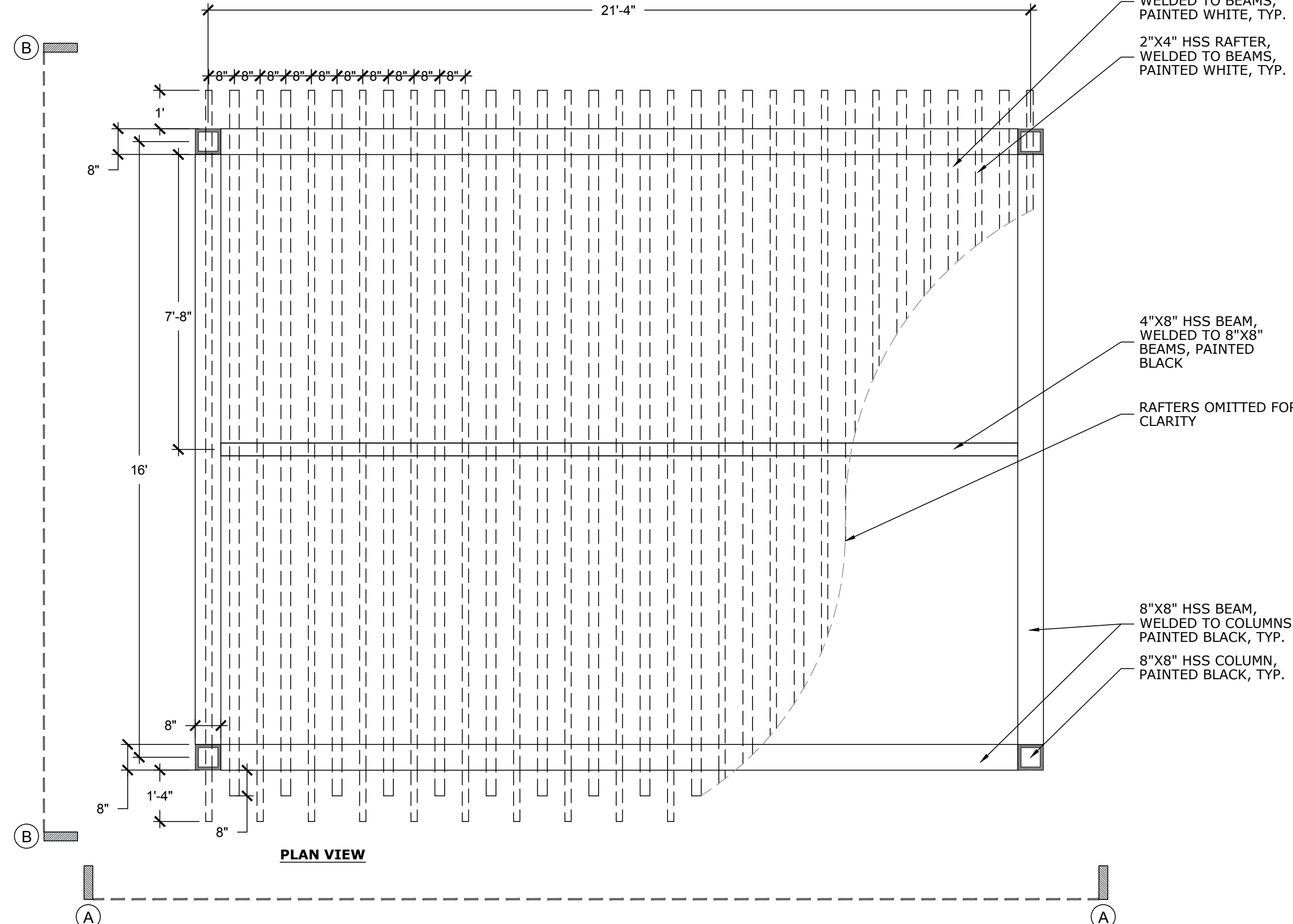


01 BARBECUE AT POOL COURTYARD

SCALE: 3/8" = 1'-0"

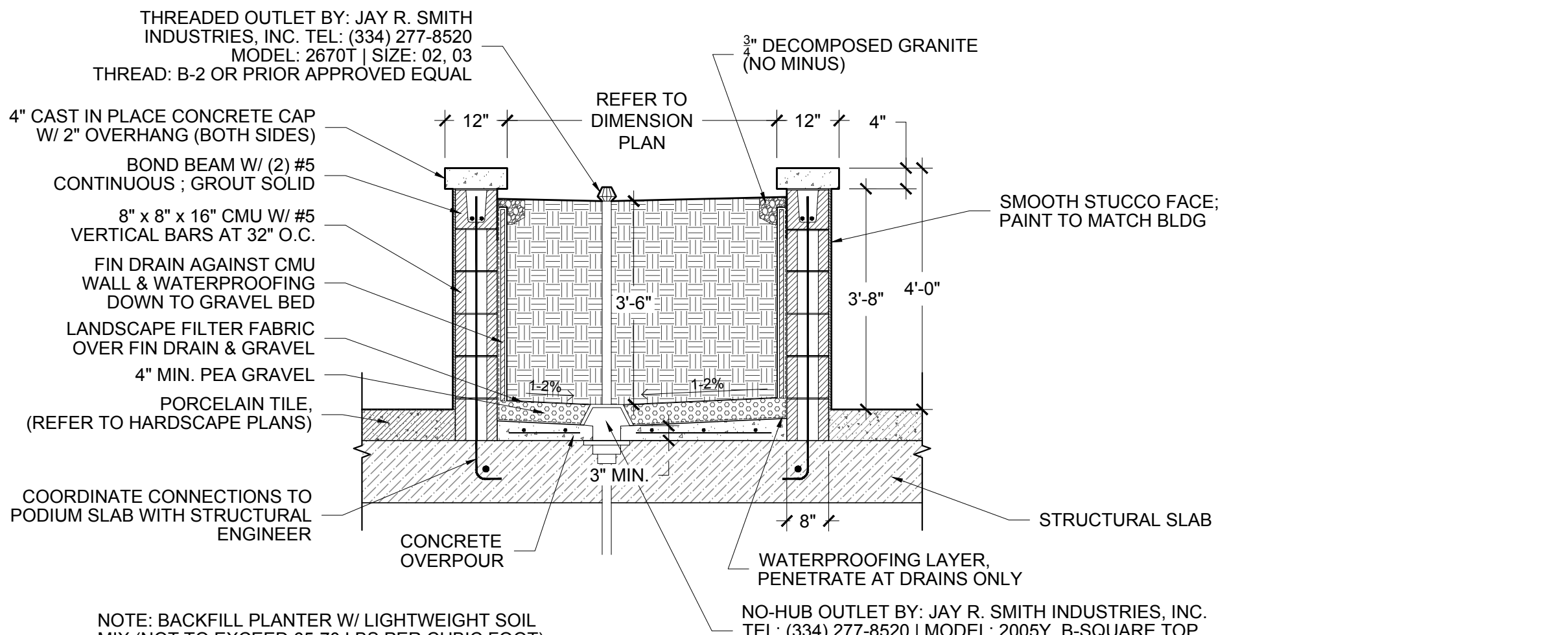


NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



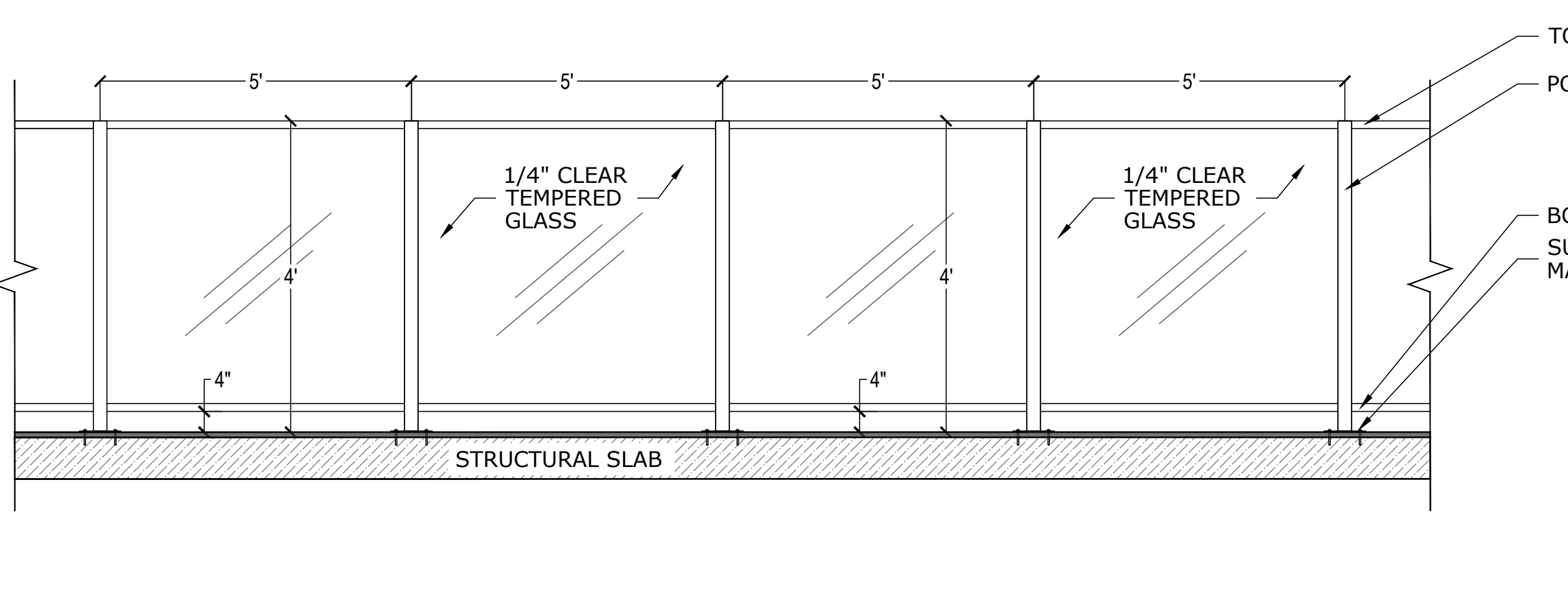
02 SHADE STRUCTURE AT POOL COURTYARD

SCALE: 3/8" = 1'-0"



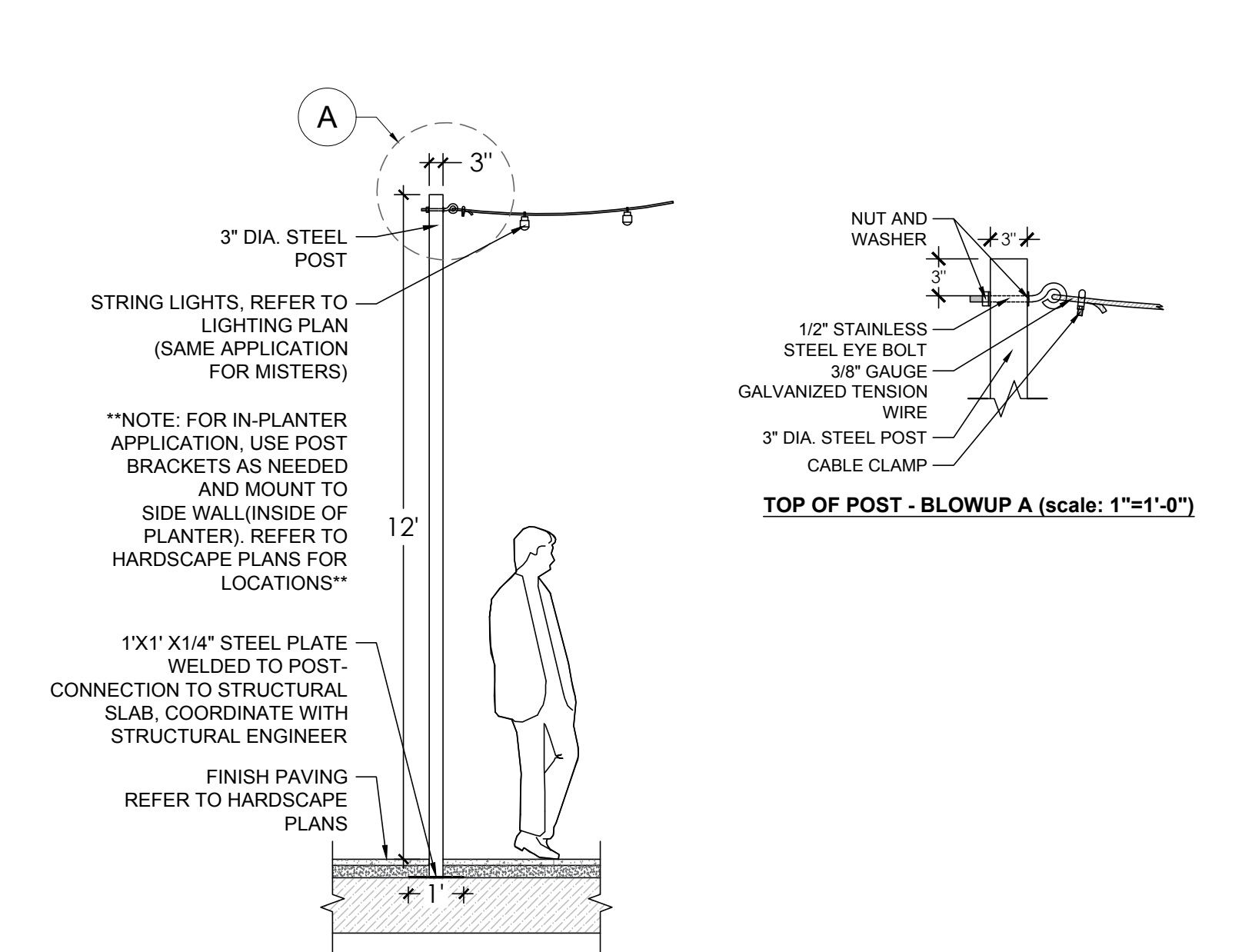
06 BUILT-IN RAISED PLANTER

SCALE: 1/2" = 1'-0"



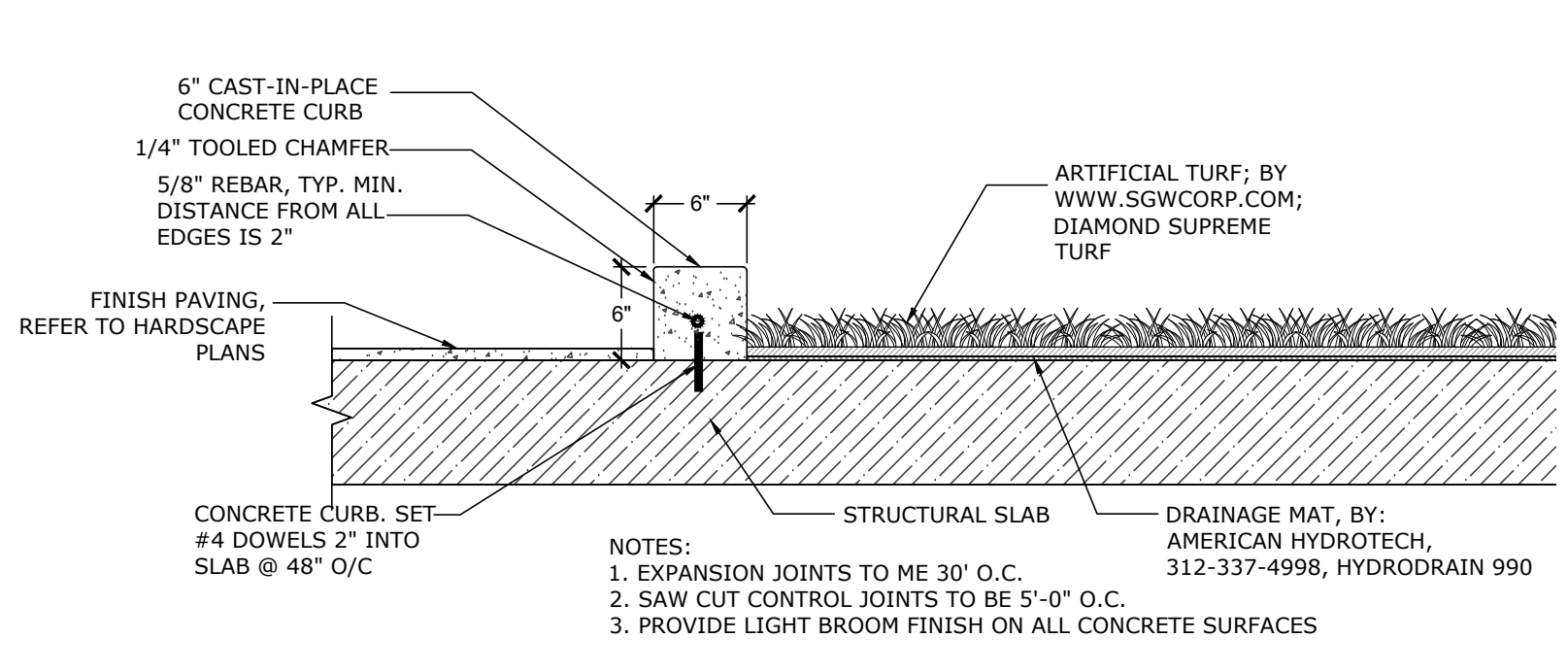
07 GLASS POOL FENCE

SCALE: 1/2" = 1'-0"



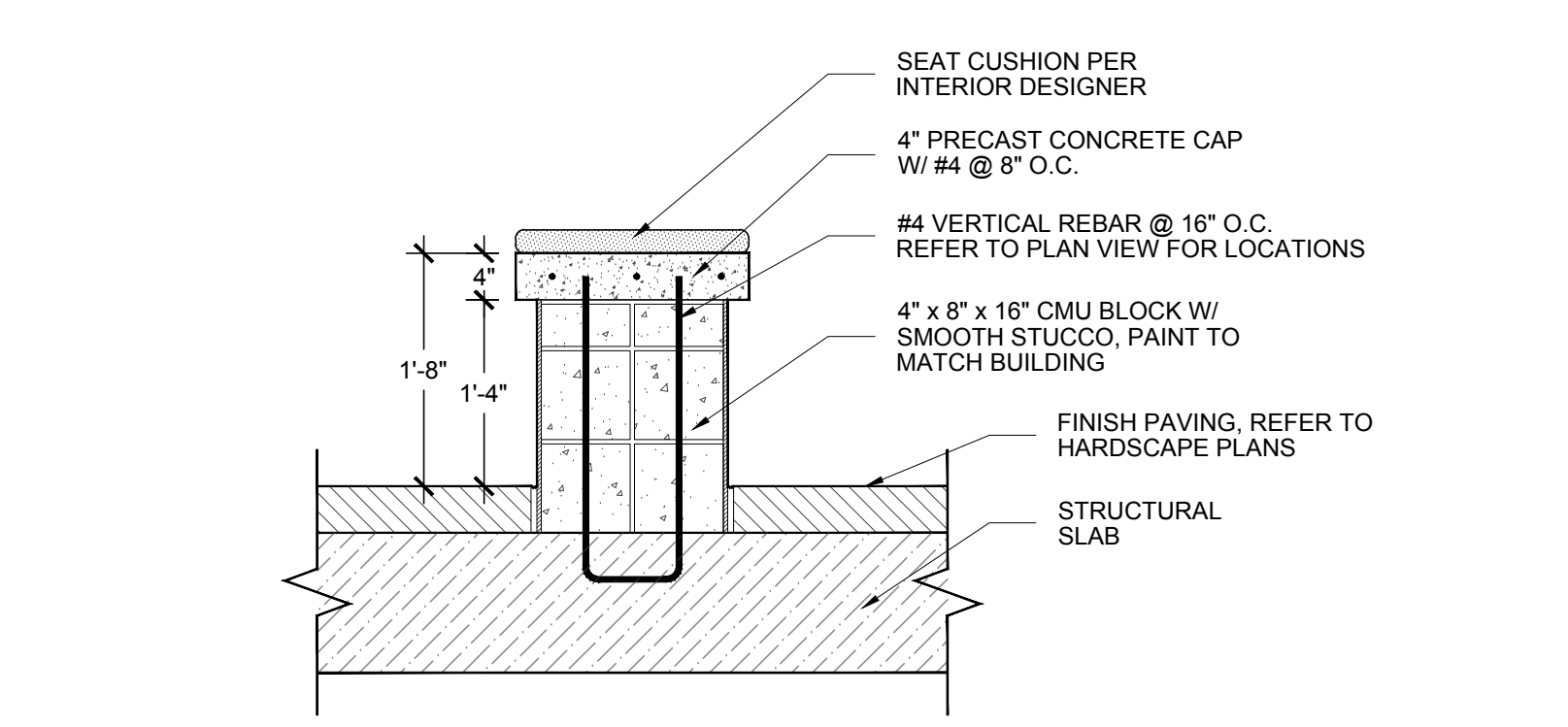
03 STRING LIGHT (POLE MOUNTED)

SCALE: 3/8" = 1'-0"



04 ARTIFICIAL TURF

SCALE: 1" = 1'-0"



05 SEAT WALL

SCALE: 3/4" = 1'-0"

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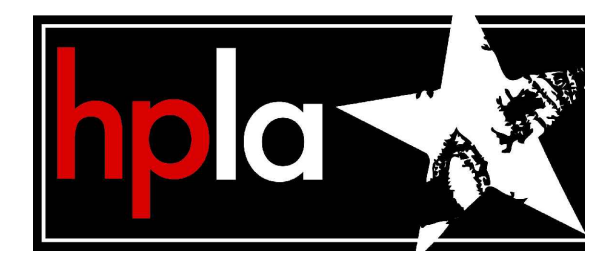
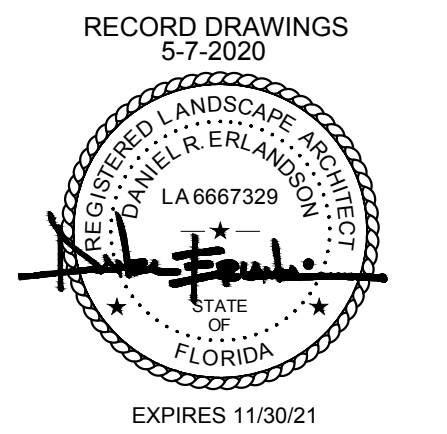
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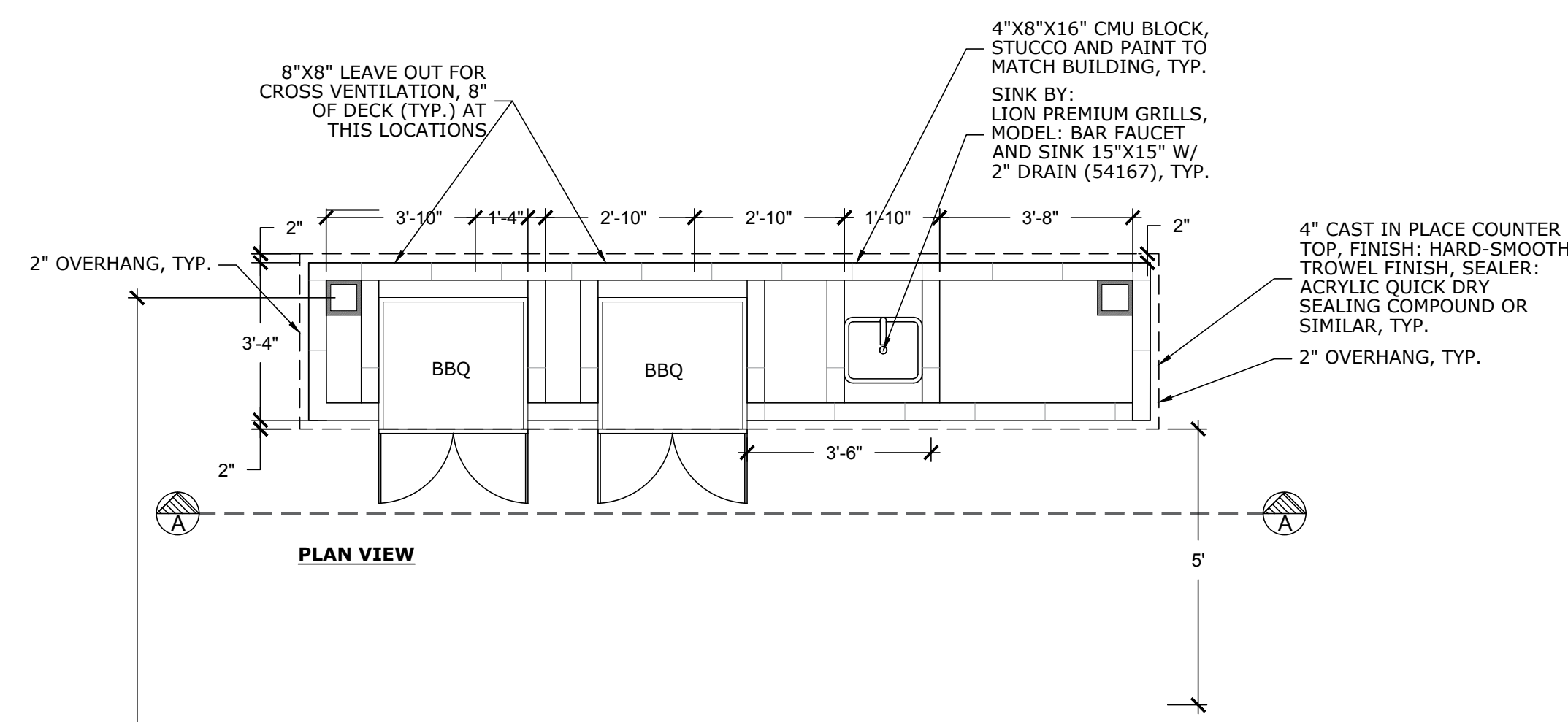
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SHEET TITLE
SITE DETAILS

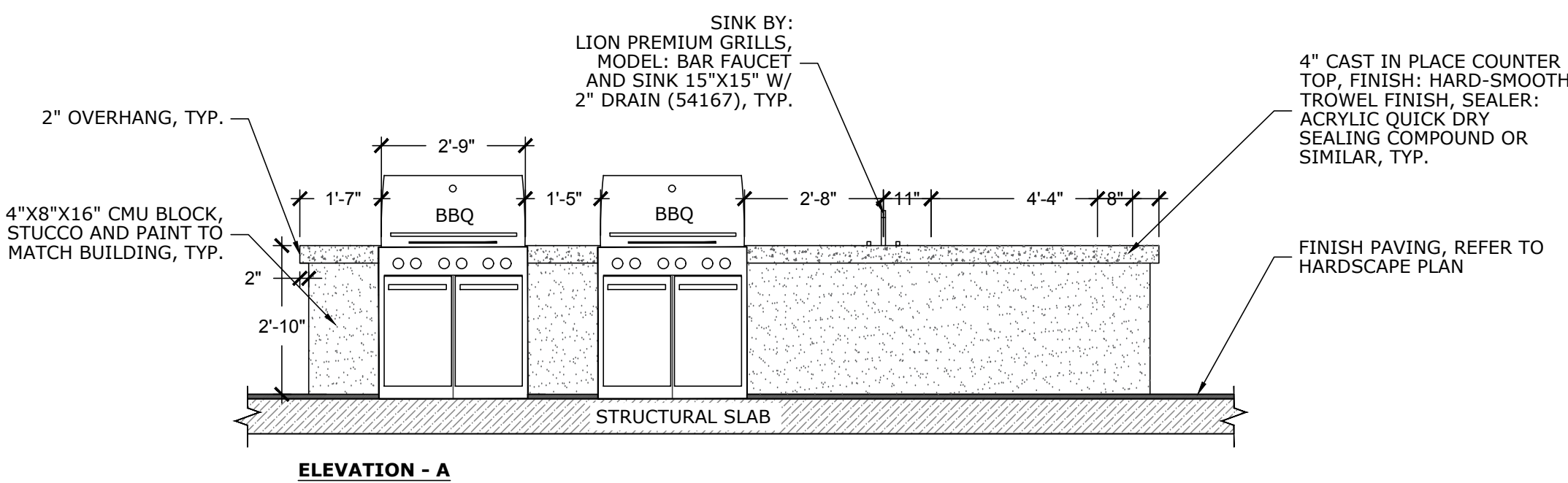
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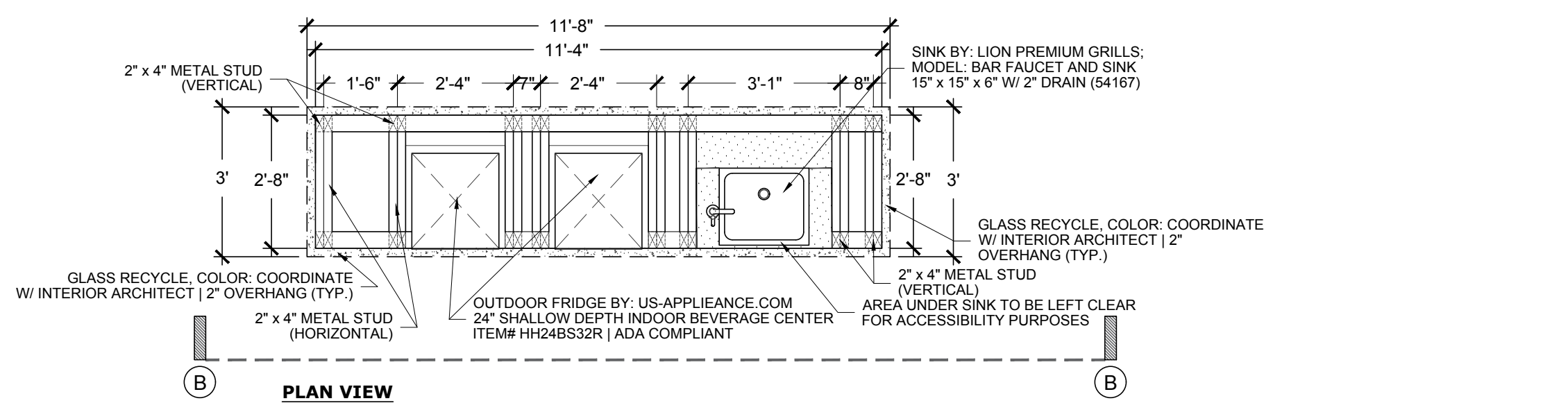
ASI 04 SUBMITTAL- 2018 - NOVEMBER - 12



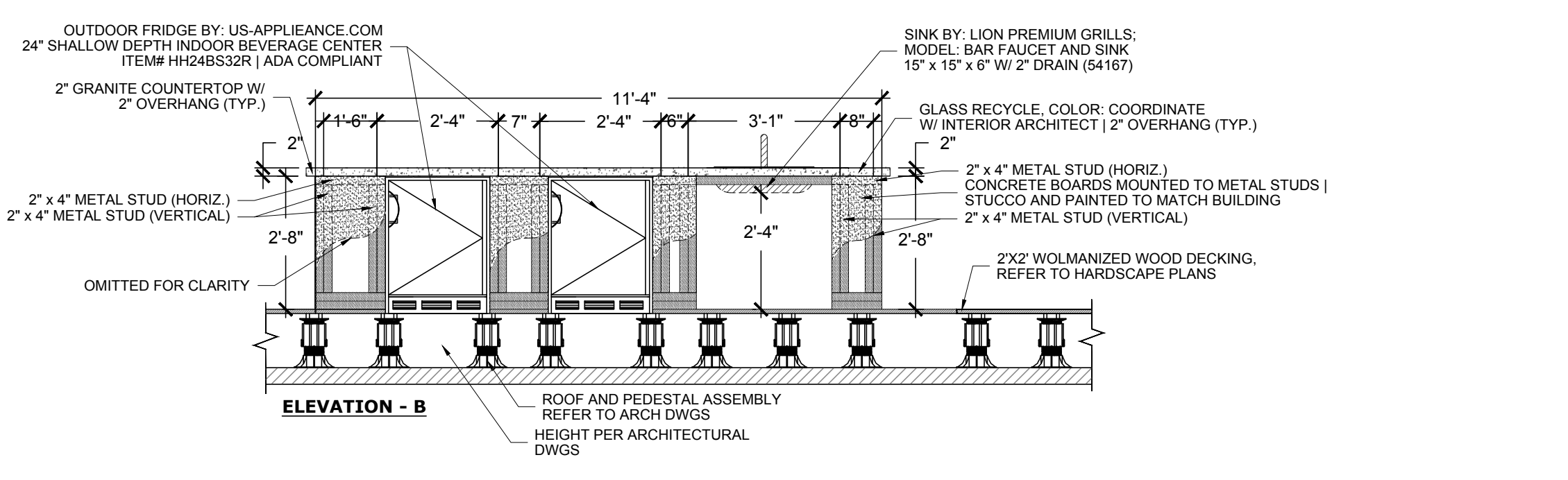
NOTE:
 1. PER ADA, COUNTER TOP HEIGHT NOT TO EXCEED 34" IN HEIGHT WITH KNEE AND TOE SPACE NOT LESS THAN 27" HIGH, 17" DEEP, AND 30" WIDE.
 2. GAS GRILL - WEBER 4 BURNER (THE SUMMIT), STAINLESS STEEL GAS GRILL W/ BACKBURNER AND ROTISSERIE, MODEL#: S-460; 34" WIDTH X 31" DEPTH



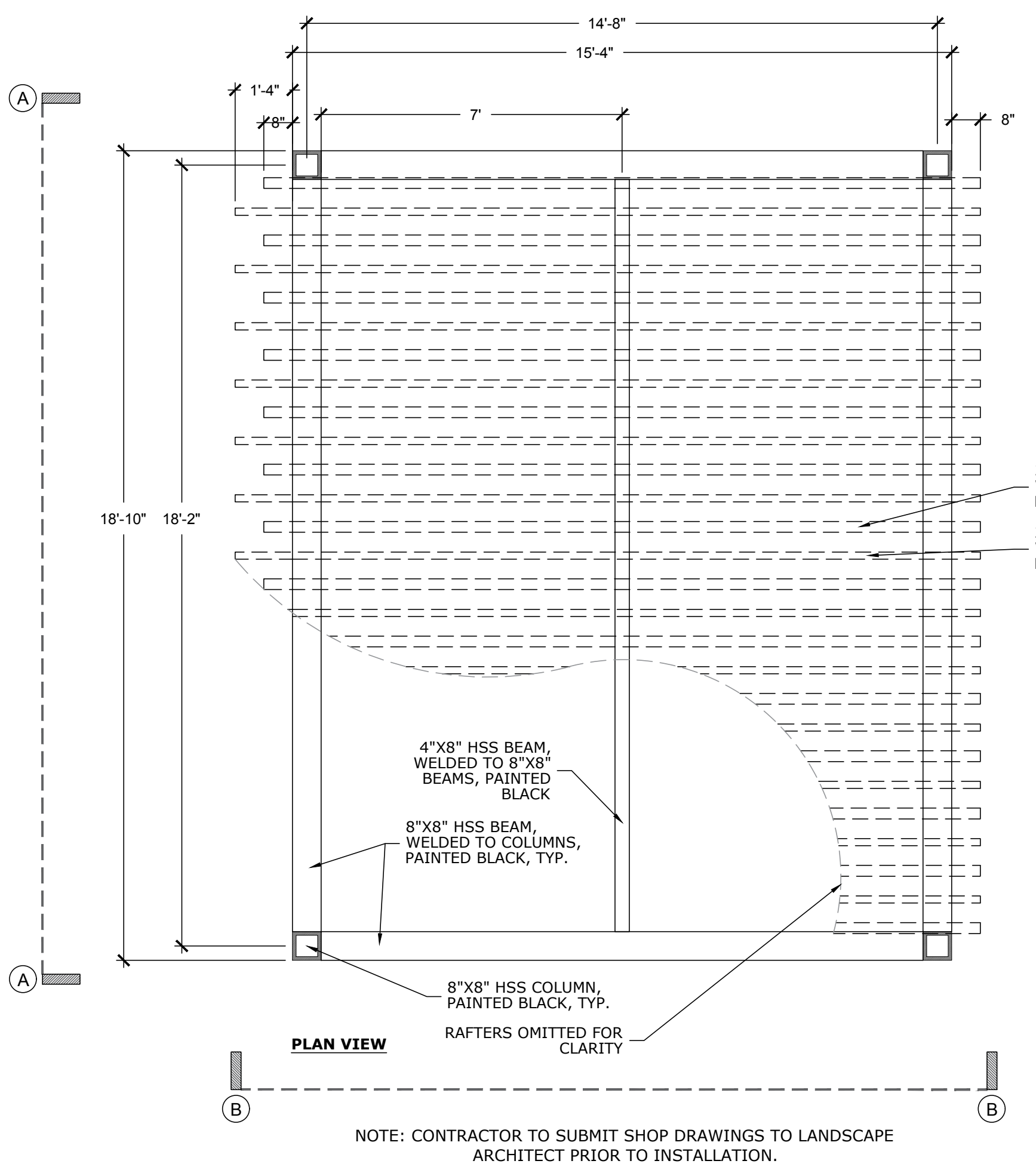
01 BARBECUE AT SECONDARY COURTYARD
 SCALE: 3/8" = 1'-0"



NOTE:
 1. PER ADA, COUNTER TOP HEIGHT NOT TO EXCEED 34" IN HEIGHT WITH KNEE AND TOE SPACE NOT LESS THAN 27" HIGH, 17" DEEP, AND 30" WIDE.

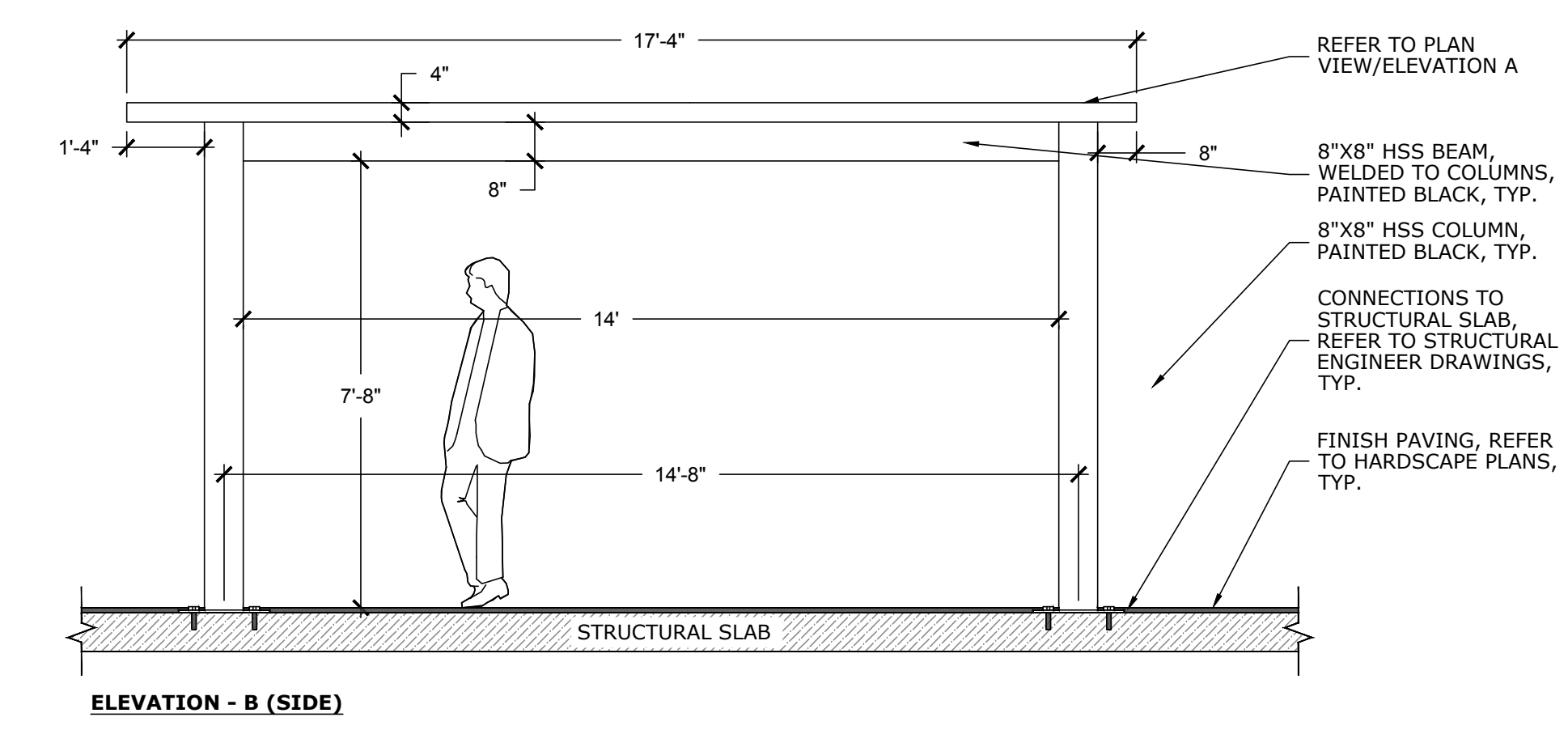
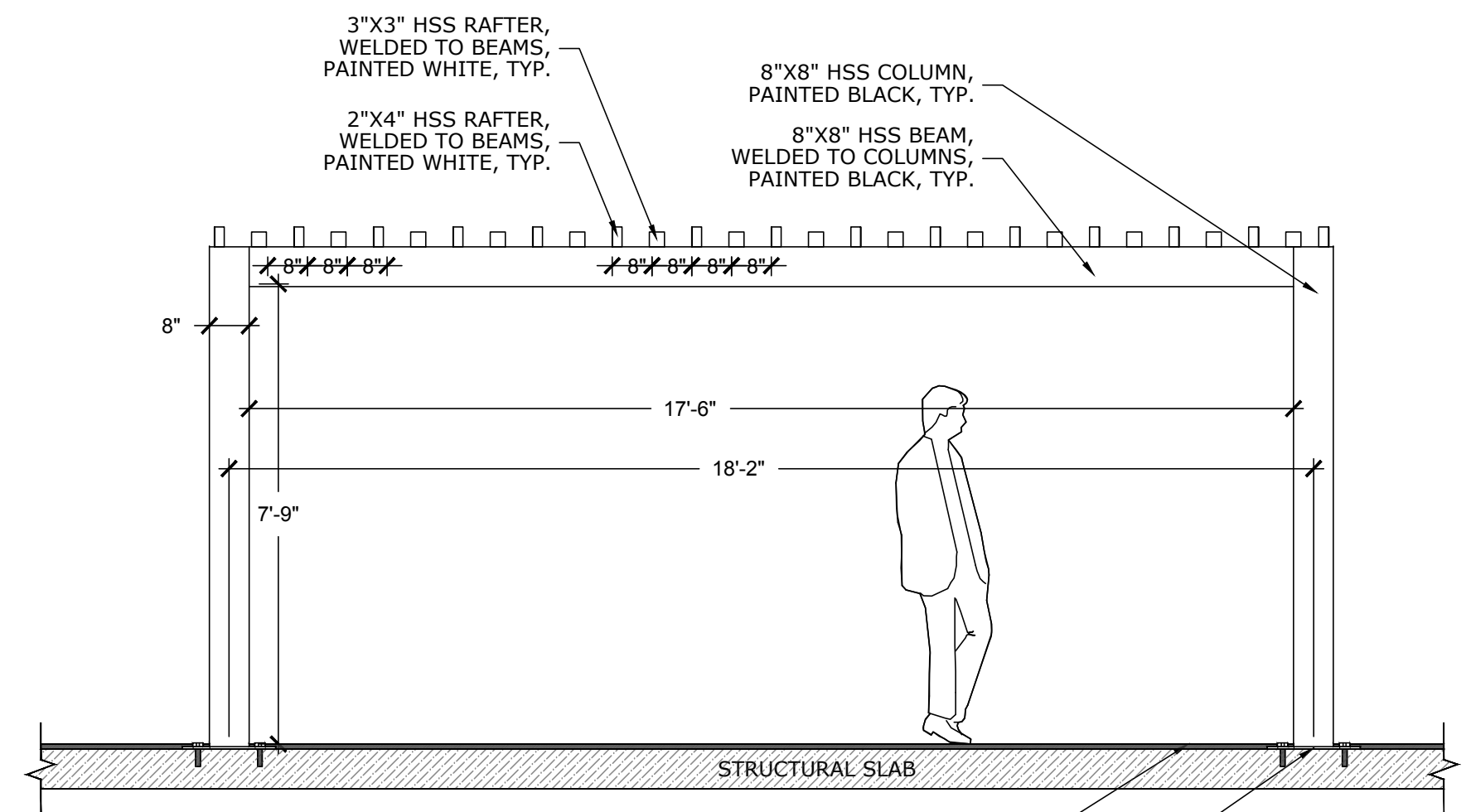


05 OUTDOOR KITCHEN AT ROOF GARDEN
 SCALE: 3/8" = 1'-0"



NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

02 SHADE STRUCTURE AT SECONDARY COURTYARD
 SCALE: 3/8" = 1'-0"



DESIGNED BY: MR & I
 DRAWN BY: MR & I
 AOR: DANIEL R. ERLANDSC
 PLOT DATE: 05/07/20

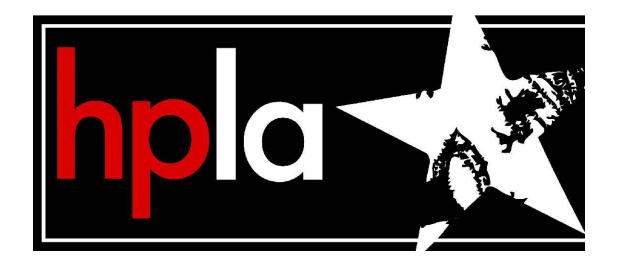
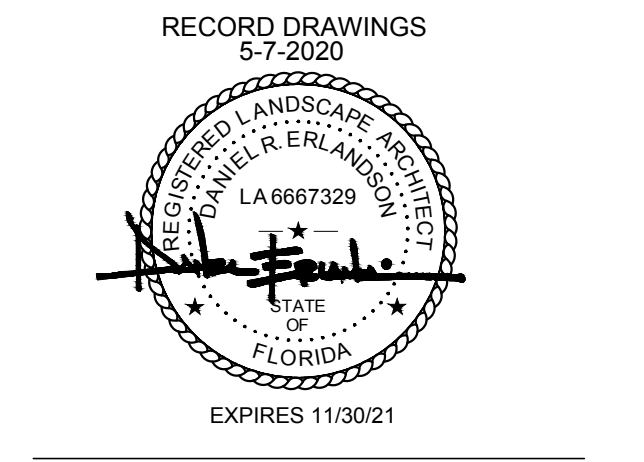
ISSUE FOR PRICING/BIDDING:
 ISSUE DATE
 ISSUE FOR PERMIT APPLICATION:
 ISSUE DATE
 ISSUE FOR CONSTRUCTION:
 ISSUE DATE
 RECORD DRAWINGS:
 05-07-2020

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
1	06/02/2017	ADDENDUM B
2	09/11/2017	ADDENDUM C
3	10/18/2017	ADDENDUM D
4	11/17/2017	ADDENDUM 1
5	11/12/2018	ASI 04

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SHEET TITLE
SITE DETAILS

SHEET NUMBER
L9.01

SCALE: AS INDICATED

RECORD DRAWINGS
 These record documents have been prepared based on information provided by the contractor. Humphreys and Partners Landscape Architecture, LLC (HPLA) has not verified the accuracy and/or completeness of this information. HPLA shall not be responsible for any errors or omissions that may be incorporated as a result of erroneous information provided by others.
 Contractor: Spring Valley Construction Company
 Date Revised: 5-7-2020

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