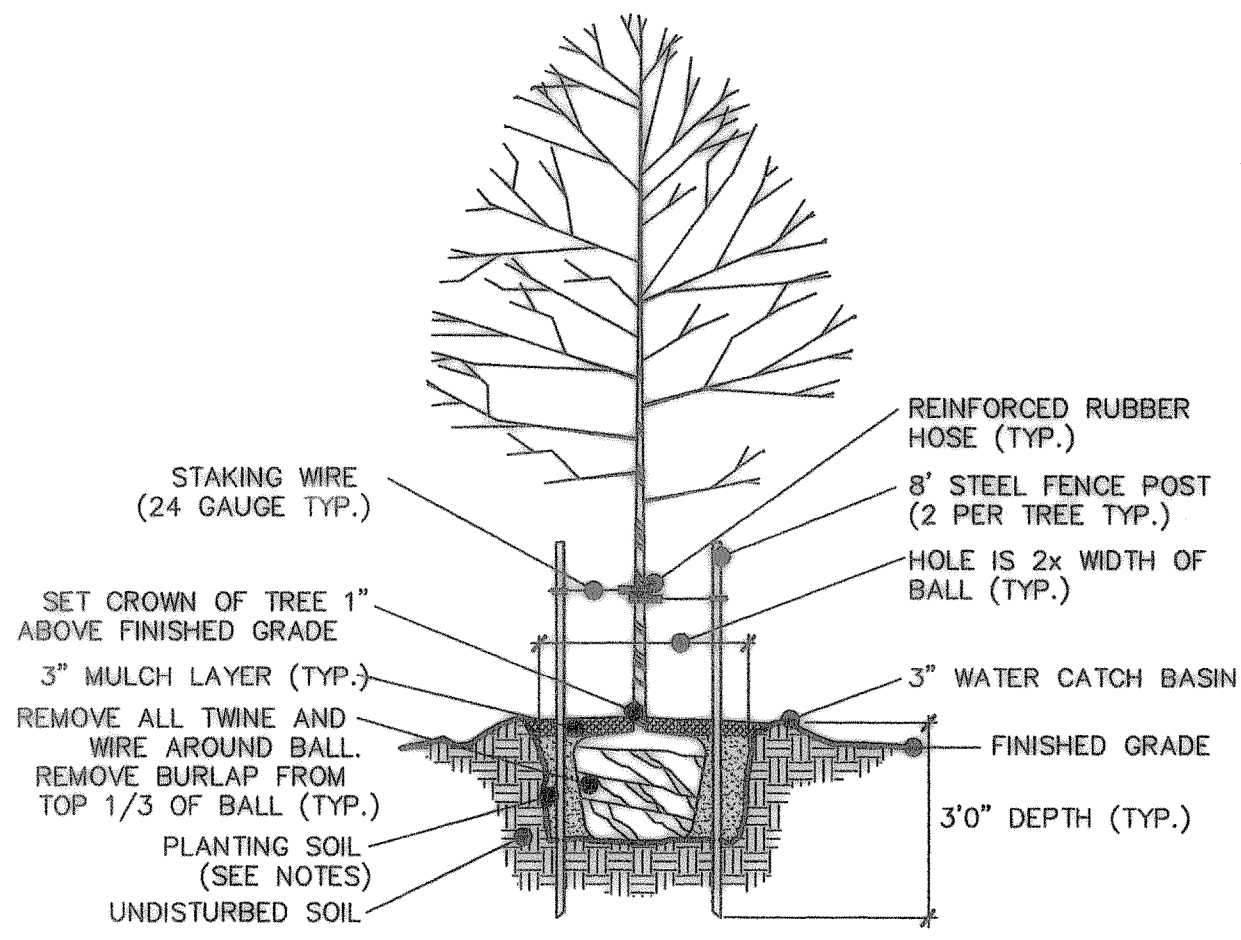
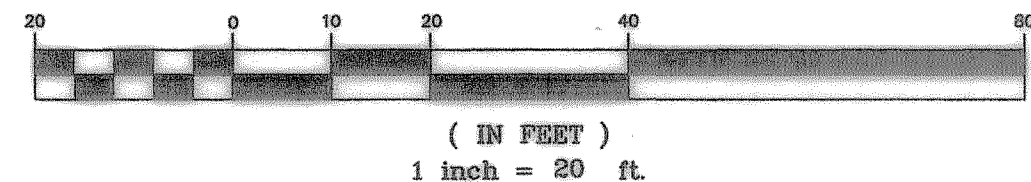


01 LANDSCAPE PLAN

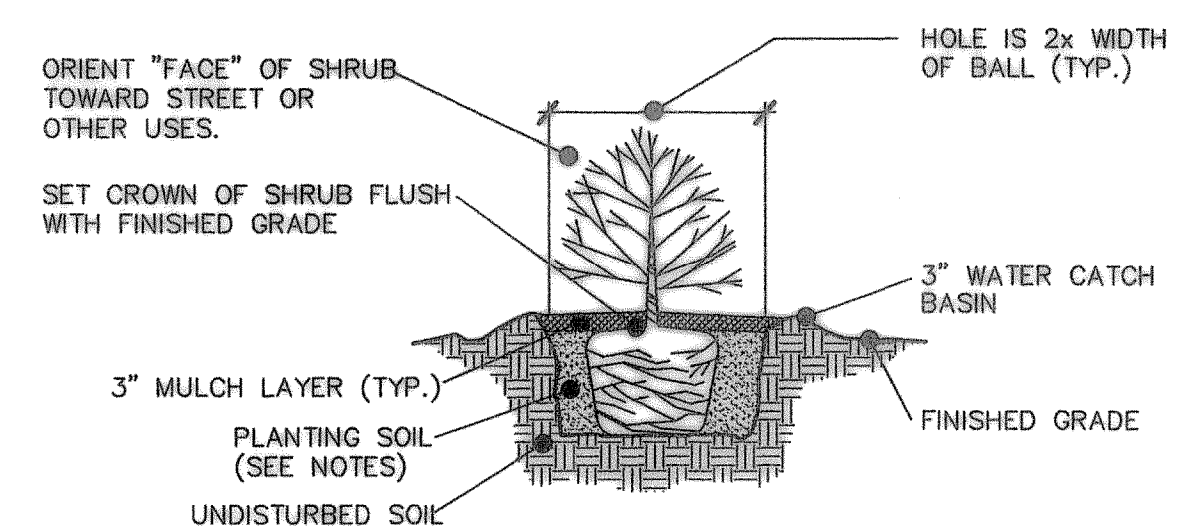
L.1 SCALE: 1" = 20'-0"

GRAPHIC SCALE



TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

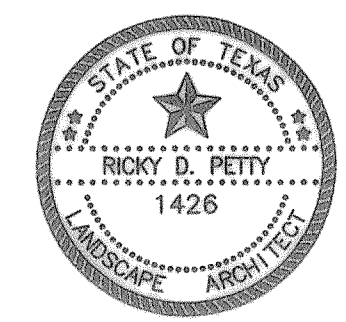
NOT TO SCALE

PLANTING NOTES:

1. Locate existing underground utilities and obstructions prior to commencing work. Repair damage to utilities resulting from the installation of the work at no additional expense to the Owner.
2. Notify Landscape Architect immediately upon encountering any unknown obstructions, grade differences or conditions not indicated on drawings. Make all necessary revisions as required to conform to plans and specifications due to failure to give such notification.
3. Coordinate with other trades and subcontractors as required to accomplish the planting operation.
4. All plant material shall be tagged or approved at the site by the Landscape Architect prior to installation. Install plant material free of pest and diseases. Guarantee plant material for a period of 365 calendar days from date of issuance of final acceptance by Landscape Architect.
5. Layout proposed planting beds and receive Landscape Architect's approval prior to installation. Notify Landscape Architect of layout conflicts. Failure to notify Landscape Architect will result in the Contractor's liability to relocate materials.
6. Excavate bed areas to a depth of 4 inches, backfill with 4 inches of Professional Bedding Soil as manufactured by Living Earth Technology Co. and rototill to a depth of 12 inches producing a homogeneous mixture.
7. Final locations of plant material shall be subject to approval by Landscape Architect. Install groundcover 12 inches from the edge of shrubs and tree root balls and 4 inches from the edge of paving, walls and other structures.
8. Backfill tree and shrub pits with one part compost as manufactured by Living Earth Technology Co. and two parts existing soil.
9. Stake tree locations and acquire written approval from Landscape Architect prior to installation of irrigation system. Do not locate tree(s) within 10 feet of any irrigation rotary spray head. Install tree(s) in areas covered by the irrigation system. Provide supplemental watering as required until issued final acceptance by Landscape Architect. Locate tree(s) 4 feet minimum from walls, headers, property lines and other trees with the project. Notify Landscape Architect of location conflicts for resolution. Failure to notify Landscape Architect will result in the Contractor's liability to relocate materials.
10. Stake trees immediately upon installation and within the same day as planted.
11. Mulch planting beds and trees pits with shredded pine bark mulch.
12. Notify Landscape Architect 48 hours in advance of commencement of work to coordinate project inspection schedules.
13. Submit a construction schedule of work to be performed to be approved by Landscape Architect and Owner. Failure to submit schedule may result in the Landscape Architect stopping construction until submitted. No extensions of time will be considered for failure to promptly submit schedule.
14. Provide full service maintenance of landscape within project scope for a period of two (2) months, 60 calendar days, from the date of issuance of final acceptance by Landscape Architect. Failure to properly maintain landscape and irrigation system will result in extending the guarantee and maintenance period at no additional expense to the Owner.
15. All landscape areas to be watered by an automatic landscape irrigation system.
16. The owner, tenant, and their respective agents, if any, shall jointly and severally be responsible for the maintenance of all landscaping and irrigation. All required landscaping 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 common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. All irrigation heads or lines which are broken and flow water shall be replaced/repared immediately to prevent the waste of water.

PLANT SCHEDULE

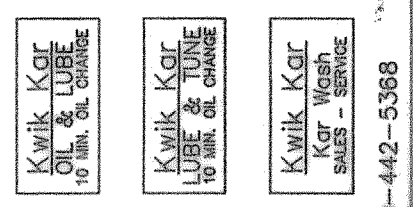
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
LO	Quercus virginiana	Live Oak	5 EA.	3" cal., 12-14' HL. 6-7' Spread	B. & B., Single trunk, Well branched with Central Leader, 6' branching height
BP	Pyrus calleryana 'Bradford'	Bradford Flowering Pear	2 EA.	2" cal., 10-12' HL. 6-7' Spread	B. & B., Single trunk, Well branched with Central Leader, 6' branching height
CP	Pistacia chinensis	Chinese Pistache	1 EA.	3" cal., 12-14' HL. 6-7' Spread	BBB., Multi-trunk, 3 to 5 canes, 1" cal. cane min., Well branched
DBH	Ilex cornuta Burfordii 'Nana'	Dwarf Burford Holly	66 EA.	5 gal., 24" min. HL. 16" min. Spread	Container, Well branched full to ground, Plant 30" on center
ELA	Elaeagnus pungens 'Fruiland'	Elaeagnus	8 EA.	5 gal., 24" min. HL. 18" min. Spread	Container, Well branched full to ground, Plant 48" on center
FP	Photinia fraseri	Fraser's Photinia	31 EA.	5 gal., 24" min. HL. 18" min. Spread	Container, Well branched full to ground, Plant 48" on center
DAY	Hemerocallis 'Stella d'Oro'	Daylily	60 EA.	1 gal.	Container, full, Plant 12" on center, yellow flower, good stock
AJ	Trachelospermum asiaticum	Asian Jasmine	660 EA.	4" pot	Container, full, 3"-12" long runners min., Plant 12" on center, well rooted
LIR	Liriodendron spicata	Creeping Liriodendron	965 EA.	4" pot	Container, full, 3 bibbs min., Plant 12" on center, well rooted
TRF	Cynodon dactylon	Bermuda Grass	10,265 SQ. FT.	Hydromulch	Apply 2-3 lbs. Per 1,000 sq. ft.
EDG	Ryerson	Steel Edging	250 LI. FL.	1/8" x 4" Green	Staked and set 1" above adjacent paving



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 F.M. 3907
 ROCKWALL, TEXAS
 CONTACT: DAN ZATTO

DATE: 01-12-00

REVISIONS:
 Mar 15, 2000
 Mar 17, 2000
 Mar 24, 2000

TITLE:
LANDSCAPE PLAN

SHEET:
L.1

SCALE: AS SHOWN

USAI, INC. PROJECT#
 20002.0