

LEGAL DESCRIPTION

Being all that certain tract or parcel of land situated in the City of Coppell, Dallas County, Texas, being out of the J.A. Simmons Survey, Abstract No. 1296, and being all of Lot 35 and the south 55 feet of Lot 34 of North Lake Estates, an addition to the City of Coppell, Dallas County, Texas, according to the map thereof recorded in Volume 45, Page 65, Map Records, Dallas County, Texas, and being all of a called 4,537 square feet alley abandonment in said addition, as recorded in Volume 2004193, Page 7776, Exhibit D, Official Public Records, Dallas County, Texas, and being a 1.266 acre tract out of the remainder of a 3.149 acre tract of land described in a deed to Elizabeth Kaye Davis Hunnicutt f/k/a Elizabeth Kaye Davis as recorded in Volume 2004193, Page 7776, Exhibit A, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a capped 1/2" iron rod set stamped "4597" from which a capped 1/2" iron rod bears North a distance of 274.60 feet, said point of beginning being the northeast corner of the tract described herein, and being the southeast corner of a called 0.482 acre tract of land described in a deed to Seyd M.R. Mansoori and Zahra Mansoori recorded in Volume 2004196, Page 9769, Official Public Records, Dallas County, Texas, said point also being in the east line of said 3.149 acre tract and in the west line of Denton Tap Road;

THENCE SOUTH along said west line of Denton Tap Road, a distance of 233.87 feet to a an X-Cut in concrete for the most easterly southeast corner of the tract described herein, said point also being the northeast corner of a tract of land described in a deed to W.W. Willingham Family Limited Partnership II, a Texas limited Partnership as recorded in Instrument No. 201200053967, Official Public Records, Dallas County, Texas;

THENCE NORTH 89 DEGREES 55 MINUTES 49 SECONDS WEST with the north line of said Willingham tract, a distance of 150.01 feet to a capped 1/2" iron rod set stamped "4597" for corner;

THENCE SOUTH 00 DEGREES 02 MINUTES 23 SECONDS WEST with the west line of said Willingham tract, a distance of 126.72 feet to an X-Cut in concrete for the most southerly southeast corner of the tract described herein, being the southwest corner of said Willingham tract, said point also being in the north line of Southwestern Boulevard;

THENCE SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST along said north line of Southwestern Boulevard a distance of 148.83 feet to a capped 1/2" iron rod set stamped "4597" for the southwest corner of the tract described herein, being the most southerly southwest corner of said 3.149 acre tract, and being in the east line of Bullock Drive;

THENCE NORTH 00 DEGREES 02 MINUTES 05 SECONDS EAST along said east line of Bullock Drive, passing at a distance of 130.73 feet a 1/2" iron rod found for the southwest corner of said abandoned 15-foot alley and the most southerly northwest corner of said 3.149 acre tract, and continuing, in all, a distance of 280.73 feet to a capped 1/2" iron rod set stamped "4597" for the most westerly northwest corner of the tract described herein, in the east line of said Bullock Drive, said point also being the northwest corner of said south 55 feet of Lot 34 in said addition, and being the southwest corner of a 25-foot strip of land described in a deed to Elizabeth Kaye Davis Hunnicutt f/k/a Elizabeth Kaye Davis as recorded in Volume 2004193, Page 7776, Exhibit D, Official Public Records, Dallas County, Texas;

THENCE SOUTH 89 DEGREES 57 MINUTES 37 SECONDS EAST along the south line of said 25-foot strip and the north line of said south 55 feet of Lot 34, a distance of 145.00 feet to a capped 1/2" iron rod set stamped "4597" for corner, said point being the most northerly northeast corner of said 15-foot alley abandonment, being in the east line of said North Lake Estates, and being in the west line of said 3.149 acre tract;

THENCE NORTH 00 DEGREES 02 MINUTES 05 SECONDS EAST along said west line of said 3.149 acre tract, a distance of 25.00 feet to a capped 1/2" iron rod set stamped "4597" for corner;

THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS WEST, continuing along said west line of said 3.149 acre tract, a distance of 57.61 feet to a 1/2" iron rod found for the northwest corner of the herein described tract, and being the southwest corner of said Mansoori tract;

THENCE EAST along the south line of said Mansoori tract, a distance of 153.73 feet to the POINT OF BEGINNING, and containing, in all, 1.766 acres of land, more or less.

Site Plan

ELIZABETH KAYE DAVIS HUNNICUT F/K/A ELIZABETH KAYE DAVIS
BEING A 1.266 ACRE REMAINDER OUT OF A 3.149 ACRE TRACT
DESCRIBED IN VOL. 2004193, PAGE 7776, EXHIBIT A O.P.R.D.C.T, AND
LOT 35, NORTH LAKE ESTATES, VOL. 45, PG. 65, M.R.D.C.T, AND
4952.48 SF FT ALLEY ABANDONMENT DESCRIBED IN VOL. 3004183,
PG. TYPE, EXHIBIT C, C.P.R.D.C.T

OWNER/APPLICANT: Dr. PRABHAV TELLA
825 W. ROYAL LANE, SUITE 230
IRVING, TEXAS 75039
TEL: 855-349-6885
FAX: 888-238-9155

ARCHITECT: GPF ARCHITECTS LLC
440 W. BETHEL ROAD
COPPELL, TEXAS 75019
TEL: 972-824-7966
FAX: 972-462-1368

Bldg Square Footages*

LEVEL 1	
OFFICE/RETAIL	8,575 SF
ELEVATOR LOBBY/CORE:	375 SF
N / S STAIRS:	322 SF
TOTAL LEVEL 1	9,272 SF
LEVEL 2	25,800 SF
LEVEL 3	21,800 SF

TOTAL BUILDING AREA 56,872 SF

Residential Units By Floor

LEVEL 2: (1,250 SF AVG)	16 UNITS
LEVEL 3: (1,250 SF AVG)	13 UNITS
TOTAL UNITS:	29 UNITS

* subject to minor changes during design phase

PD Condition

- BUILDING IS GREATER THAN 15 FEET FROM DENTON TAP ROAD.
- DRIVEWAY RUNS PARALLEL TO DENTON TAP.
- PARKING EXISTS ALONG DRIVE.
- 12-18A-2, HEIGHT OF BLDG IS 36'.
- 12-18A-2.b: ROOF HEIGHT OF MOST NORTHWEST CORNER IS 26'-4" ABOVE FINISH FLOOR.
- 12-18A-3-a.2: WEST PARKING IS BEYOND FACE OF BLDG DUE TO LARGE SETBACK OF BLDG.
- FUTURE COMMUNITY CENTER PLANS WILL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR ADMINISTRATIVE REVIEW PRIOR TO PERMITTING FOR CONSTRUCTION.

Parking Summary

RETAIL 8,575 SF / 200 SF PER SPACE= 43 SPACES

CONDOMINIUM
2 BEDROOM: 29 UNITS X 2.5 SPACES = 73 SPACES

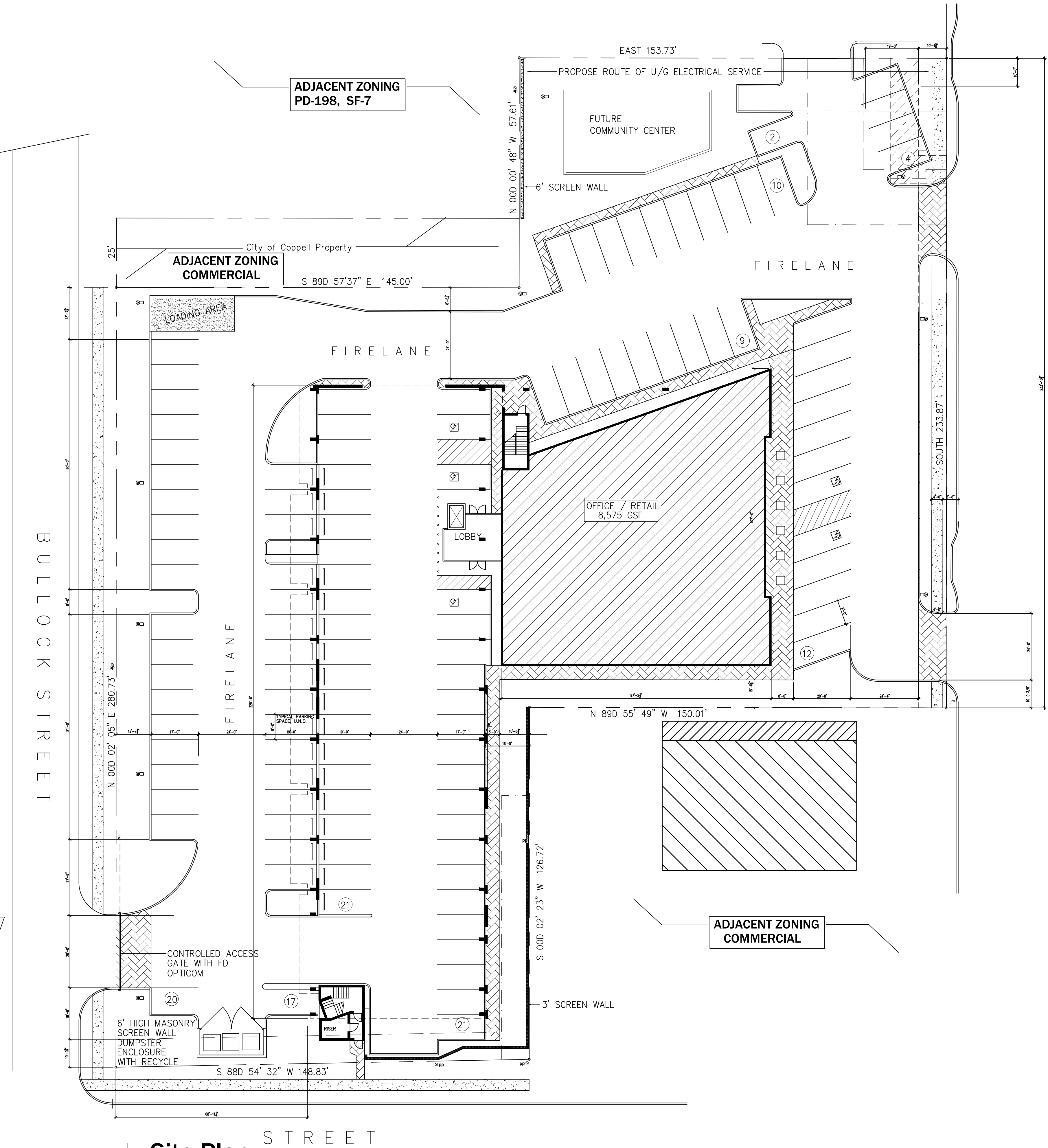
TOTAL PARKING REQUIRED 116 SPACES
TOTAL PARKING PROVIDED 116 SPACES

Site Data

EXISTING ZONING: COMMERCIAL
PROPOSED ZONING: PLANNED DEVELOPMENT
SQUARE FOOTAGES:
OFFICE / RETAIL: 8,575 GSF
CONDOMINIUMS: (29) 2-BEDROOM UNITS

SITE AREA: 76,952 SF (1.77 ACRE)
BUILDING AREA: 56,872 SF

BUILDING HEIGHT: 36 FEET
PROPOSED LOT COVERAGE: 0.335
FLOOR AREA RATIO: 0.74
LANDSCAPE / OPEN AREA = 12,920 SF = 17% OF TOTAL SITE
NOTE-LANDSCAPE AREA INCLUDES CITY SIDEWALK ON PRIVATE PROPERTY



Site Plan

Scale: 1" = 20'

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GPF

ARCHITECTS
LLC

440 W. BETHEL ROAD
COPPELL, TEXAS 75019
TEL: (972) 462-1368

THESE DOCUMENTS ARE NOT
COMPLETE. THEY SHALL NOT
BE USED FOR BIDDING,
PERMITTING AND/OR
CONSTRUCTION

The Avenue at Denton Tap
Condominiums/Office/Retail
Denton Tap and Belt Line Roads
Coppell, Texas 75019

REVISIONS	BY
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DATE CITY COUNCIL FEBRUARY 11, 2014
DRAWN GF
CHECKED GF
SCALE AS SHOWN
JOB NO. 1055
SHEET

A1.00

OF SHEETS

GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:

SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO \$115.D OF TITLE 7, PART XXXI, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL. APPLICATION: TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL, HIGH HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE AY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH AND. TURF SHALL BE W100% ESTABLISHMENT.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

LANDSCAPE TABULATIONS

CITY OF COPPELL, TEXAS

PERIMETER LANDSCAPE

1. Street Frontage: One tree shall be provided for every 50 l.f. in 15' landscape buffer
2. Perimeter Landscape: One tree shall be provided for every 50 l.f. in 10' landscape buffer
3. 30" ht screen along perimeter

BULLOCK STREET: 305 l.f.

Required	Provided
4,575 s.f.	2,862 s.f.
6 trees	6 trees
screening	screening provided

SOUTHWESTERN BLVD: 149 l.f.

Required	Provided
2,235 s.f.	971 s.f.
3 trees	3 trees
screening	screening provided

EAST PROPERTY LINE (DQ): 277 l.f.

Required	Provided
2,770 s.f.	2,691 s.f.
6 trees	6 trees, 5 ornamental trees
screening	screening provided

S. DENTON TAP ROAD: 234 l.f.

Required	Provided
3,510 s.f.	1,232 s.f.
5 trees	5 trees
screening	screening provided

NORTH PROPERTY LINE: 357 l.f.

Required	Provided
3,570 s.f.	2,600 s.f.
7 trees	7 trees
screening	screening provided

INTERIOR LANDSCAPE

1. 10% of parking area to be landscape
2. One tree shall be provided for every 400 s.f. of required landscape area

50,099 s.f. of parking area

Required	Provided
5,010 s.f.	2,082 s.f.
13 trees	17 trees

OPEN SPACE LANDSCAPE

1. 15% of lot not covered by buildings to be landscape open space. 50% of open space shall be in the front yard.
2. One tree shall be provided for every 2500 s.f. of open space

Site total: 80,560 s.f.

Building: 8,575 s.f.

Required	Provided
10,797 s.f.	3,524 s.f.
5,398 s.f. (50%)	0 s.f.
5 trees	17 ornamental trees

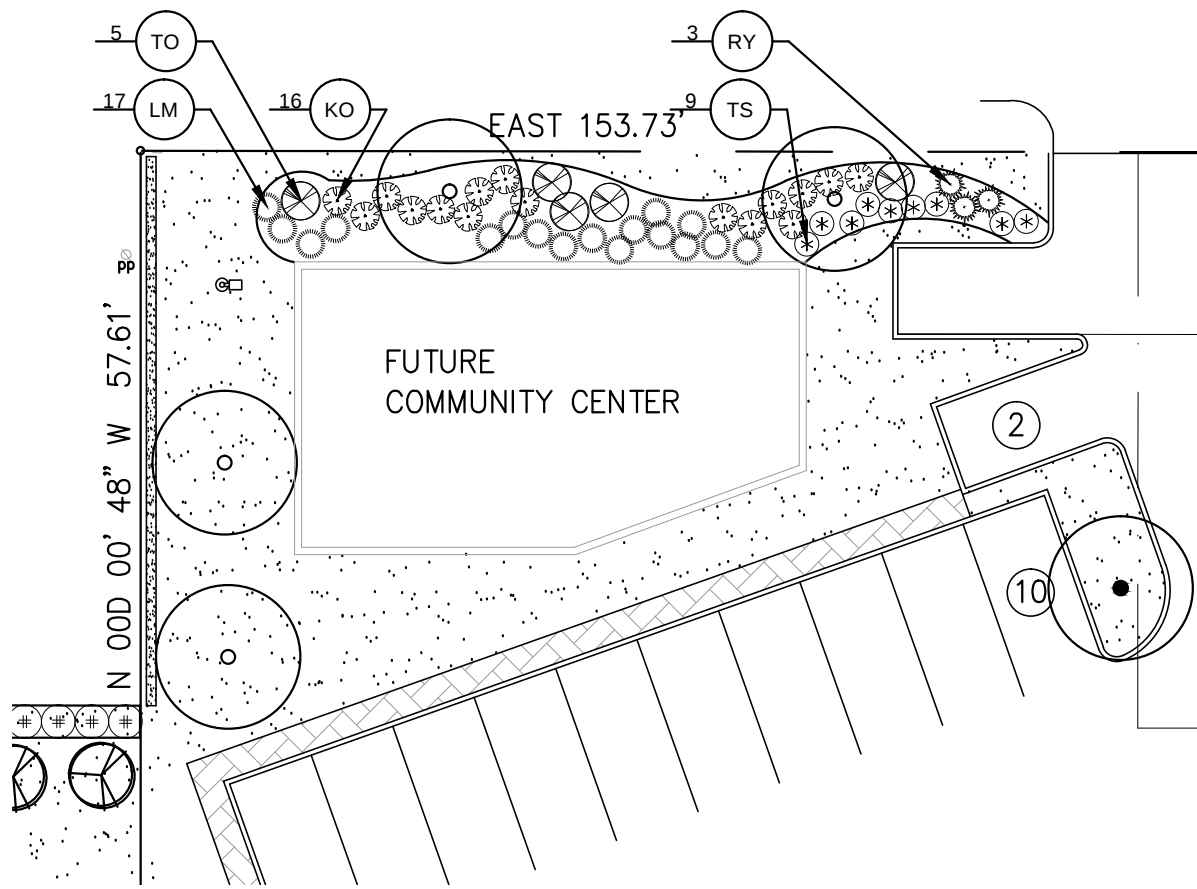
MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

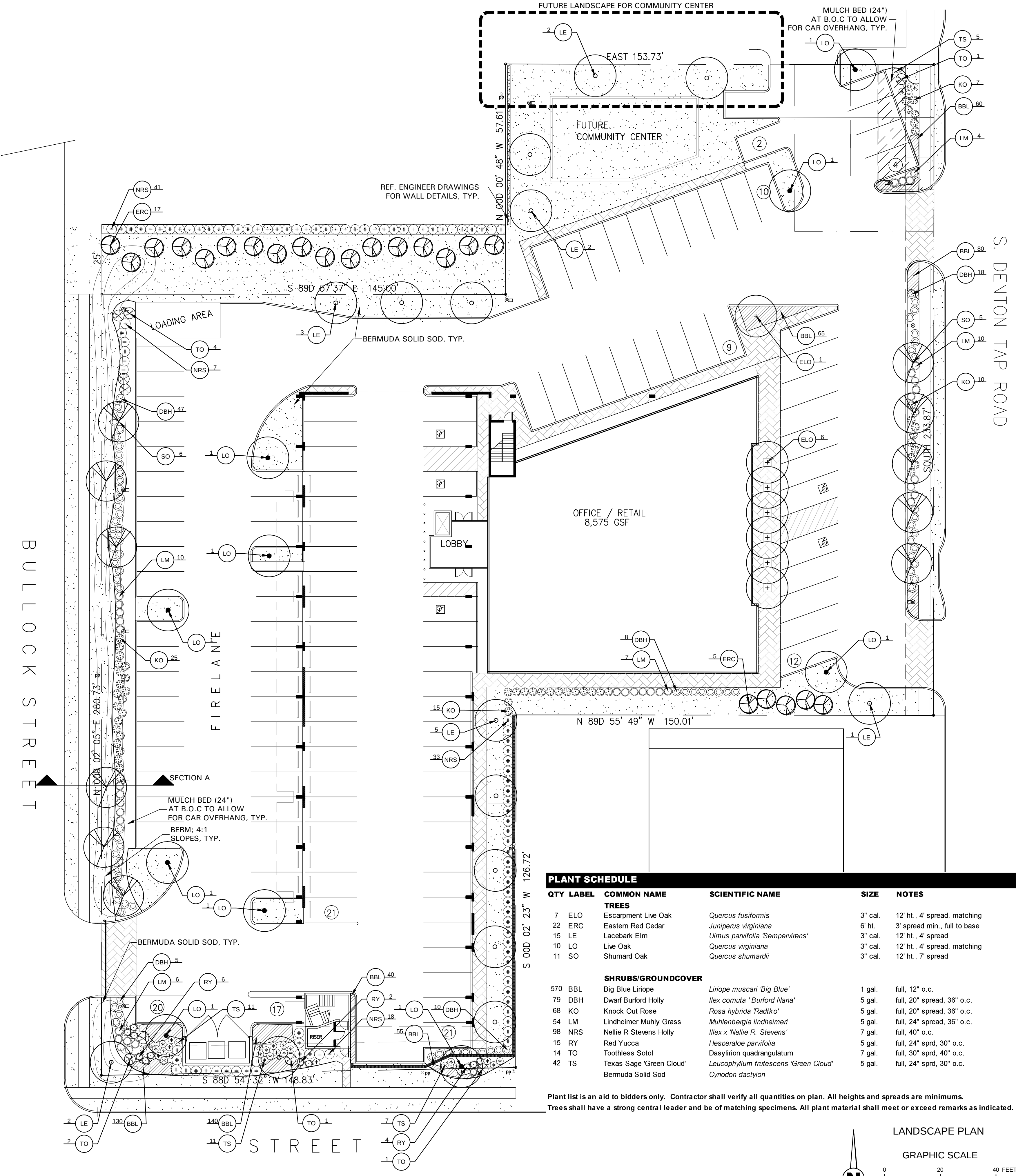
RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 1 1/2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.



2 FUTURE COMMUNITY CENTER LANDSCAPE
SCALE 1"=20'

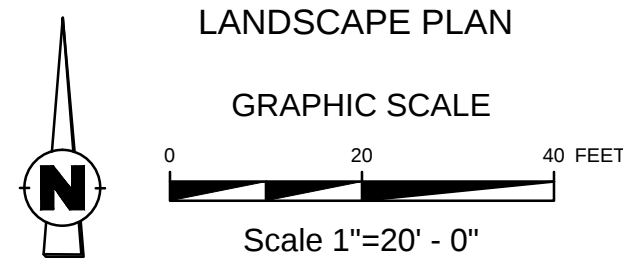


1 LANDSCAPE PLAN
SCALE 1"=20'

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
TREES					
7	ELO	Escarpment Live Oak	<i>Quercus fusiformis</i>	3" cal.	12' ht., 4' spread, matching
22	ERC	Eastern Red Cedar	<i>Juniperus virginiana</i>	6' ht.	3' spread min., full to base
15	LE	Lacebark Elm	<i>Ulmus parvifolia 'Sempervirens'</i>	3" cal.	12' ht., 4' spread
10	LO	Live Oak	<i>Quercus virginiana</i>	3" cal.	12' ht., 4' spread, matching
11	SO	Shumard Oak	<i>Quercus shumardii</i>	3" cal.	12' ht., 7' spread
SHRUBS/GROUND COVER					
570	BBL	Big Blue Liriope	<i>Liriope muscari 'Big Blue'</i>	1 gal.	full, 12" o.c.
79	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	5 gal.	full, 20" spread, 36" o.c.
68	KO	Knock Out Rose	<i>Rosa hybrida 'Radtko'</i>	5 gal.	full, 20" spread, 36" o.c.
54	LM	Lindheimer Muhly Grass	<i>Muhlenbergia lindheimeri</i>	5 gal.	full, 24" spread, 36" o.c.
98	NRS	Nellie R Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	full, 40" o.c.
15	RY	Red Yucca	<i>Hesperaloe parvifolia</i>	5 gal.	full, 24" sprd, 30" o.c.
14	TO	Toothless Sotol	<i>Dasylirion quadrangulatum</i>	7 gal.	full, 30" sprd, 40" o.c.
42	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal.	full, 24" sprd, 30" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



Mixed Use Project
Condominiums / Office
Denton Tap and Belt Line Roads
Coppell, Texas 75019

REVISIONS	BY
1.6.14	AWR
DESIGN COORDINATION	
1.16.14	AWR
CITY COMMENTS	
1.29.14	AWR
DESIGN COORDINATION	

DATE DEC 11, 2013
DRAWN AWR
CHECKED AWR
SCALE AS SHOWN
JOB NO. 1354
SHEET

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCE DOCUMENTS

- A. REFER TO LANDSCAPE PLANS, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.2 DESCRIPTION OF WORK

- A. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK, COMPLETE IN PLACE AS SHOWN AND SPECIFIED. WORK SHOULD INCLUDE:
- A. PLANTING OF TREES, SHRUBS AND GRASSES
- a. SEEDING
- b. BED PREPARATION AND FERTILIZATION
- c. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
- d. WORK GUARANTEE

1.3 REFERENCES

- A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 - NURSERY STOCK
- B. TEXAS STATE DEPARTMENT OF AGRICULTURE
- C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.4 SUBMITTALS

- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.
- C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.5 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
- B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETERIORATION IN TRANSIT AND WHILE STORED ON SITE.
- C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS SHOULD BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A HEALTHY, VIGOROUS CONDITION.
- D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND DRYING.
- E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM DAMAGE TO ROOT BALLS, TRUNKS AND BRANCHES.
- F. PROTECT ROOT BALLS BY HEELING WITH SAWDUST OR OTHER MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
- G. NOTIFY OWNER'S REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE.
- H. FOR BALLED AND BURLAPPED PLANTS - DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT.
- I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.
- J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.6 SEQUENCING

- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

1.7 WARRANTIES/GUARANTEE

- A. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.
- B. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD UPON NOTIFICATION BY OWNER OR OWNER'S REPRESENTATIVE. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.
- C. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.
- D. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
- a. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS
- b. REMOVE GUYING AND STAKING MATERIALS.

1.8 MAINTENANCE

- A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 30 DAYS AFTER FINAL ACCEPTANCE.
- B. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED.
- C. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

- D. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
- E. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
- F. RESET SETTLED PLANTS
- G. REAPPLY MULCH TO BARE AND THIN AREAS.

1.9 QUALITY ASSURANCE

- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.
- C. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.
- D. ALL TREES SHALL BE MEASURED BY DIAMETER BREAST HEIGHT (DBH). DO NOT TRIM OR PRUNE TREES AND SHRUBS TO MEET THE REQUIREMENTS.
- E. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

- A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE THE AMERICAN STANDARD FOR NURSERY STOCK.
- B. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
- C. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
- D. PLANTS SHALL BE GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE AT THE INSTALLATION LOCATION.
- E. SHALL BE FREE OF DISEASE, INSECT INFESTATION, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OBJECTIONABLE DISFIGUREMENT, INSECT EGGS AND LARVAE.
- F. ALL PLANTS SHALL EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL BRANCHED, WELL ROOTED, PROPORTIONATE AND SYMMETRICAL.
- G. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.
- H. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.
- I. PLANT SCHEDULE ON DRAWING IS FOR CONTRACTORS' INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID.

2.2 ACCESSORIES/MISCELLANEOUS MATERIALS

- A. MULCH - DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED BY LIVING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE. MULCH SHOULD BE FREE OF STICKS, STONES, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS.
- B. FERTILIZER - COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS.
- C. SOIL PREPARATION - SHALL BE FERTILE, LOAMY SOIL. ORGANIC MATTER SHALL ENCOMPASS BETWEEN 3% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1", NOxious WEEDS, STICKS, BRUSH, LITTER AND OTHER SUBSTANCES. IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 4 AND 7.

APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL

CLAY	BETWEEN 15% AND 25%
SILT	BETWEEN 15% AND 25%
SAND	LESS THAN 50%
GRAVEL	LESS THAN 10%

- D. EXISTING TOPSOIL - MAY BE USED IF IT MEETS THE REQUIREMENTS FOR THE IMPORTED TOPSOIL OR IF APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. TOPSOIL SHALL NOT BE STRIPPED, TRANSPORTED OR GRADED IF MOISTURE CONTENT EXCEEDS FIELD CAPACITY. TOPSOIL STOCKPILES SHALL BE PROTECTED FROM EROSION OR CONTAMINATION.
- E. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING.
- F. TREE STAKING - REFER TO DETAILS.
- G. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE.
- H. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.
- I. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER.
- J. RIVER ROCK - LOCALLY AVAILABLE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

PART 3 - EXECUTION

3.1 PREPARATION

- A. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR. ALLOW WEEDS TO DIE, AND THEN GRUB OUT ROOTS TO A MINIMUM OF 1/2 INCH DEPTH.
- B. PREPARE NEW PLANTING BEDS BY TILLING EXISTING SOIL TO A DEPTH OF SIX INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. ADD SIX INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX INCHES OF THE TOPSOIL.
- C. POSITION TREES AND SHRUBS AS DESIGNED ON PLAN. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO PROCEEDING.
- D. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2 INCH LAYER OF MULCH.

3.2 EXCAVATING

- A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH.
- B. TREE PITS PERCOLATION TEST: FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF PIT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED.
- C. SHRUB AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL AND 6" DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR GLAZED.

3.3 PLANTING

- A. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.
- B. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.
- C. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.
- D. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.
- E. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILLING.
- F. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL MIX. BACKFILL TO ONE HALF DEPTH. FILL HOLE WITH WATER AND LIGHTLY TAMP SOIL TO REMOVE VOIDS AND AIR POCKETS.
- G. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. BRACE PLANTS OVER 65 GALLONS IN SIZE.
- H. MULCH TO THE TOP OF THE ROOT BALL. DO NOT PLANT GRASS ALL THE WAY TO TRUNK OF THE TREE. MULCH WITH AT LEAST 2" OF SPECIFIED MULCH.
- I. DO NOT WRAP TREES.
- J. DO NOT OVER PRUNE.
- E. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN BLOCKS SHOULD BE FILLED WITH TOPSOIL AND THEN WATERED THOROUGHLY.

3.4 STEEL EDGING

- A. STEEL EDGING SHALL BE INSTALLED AND ALIGNED AS INDICATED ON PLANS. OWNER'S REPRESENTATIVE TO APPROVE THE STAKED OR PAINTED LOCATION OF STEEL EDGE PRIOR TO INSTALLATION
- B. ALL STEEL EDGING SHALL BE FREE OF BENDS OR KINKS.
- C. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
- D. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE EDGING, NOT THE GRASS SIDE.
- E. STEEL EDGING SHALL NOT BE INSTALLED ALONG SIDEWALKS OR CURBS.
- F. EDGING SHOULD BE CUT AT A 45 DEGREE ANGLE WHERE IT MEETS SIDEWALKS OR CURBS.

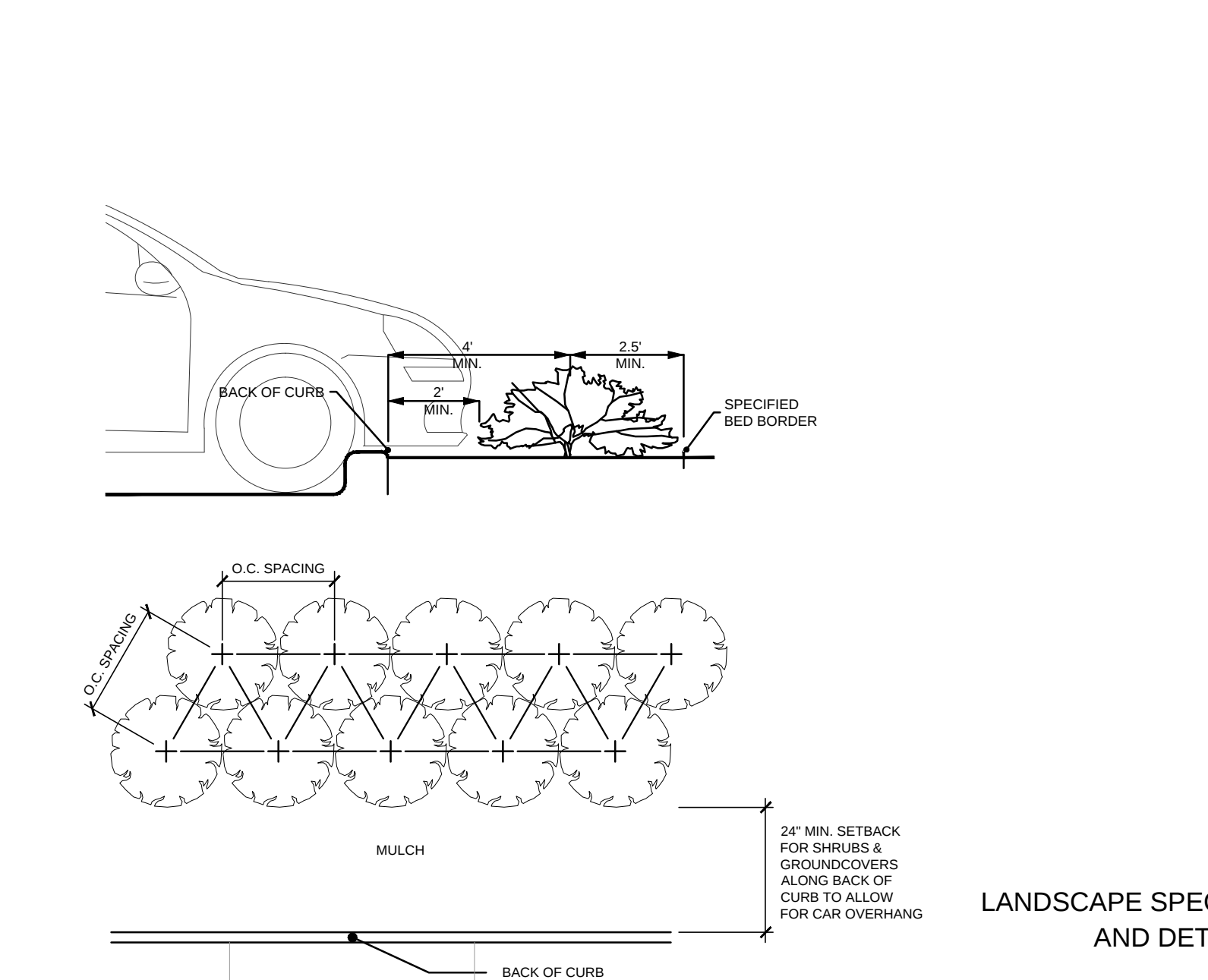
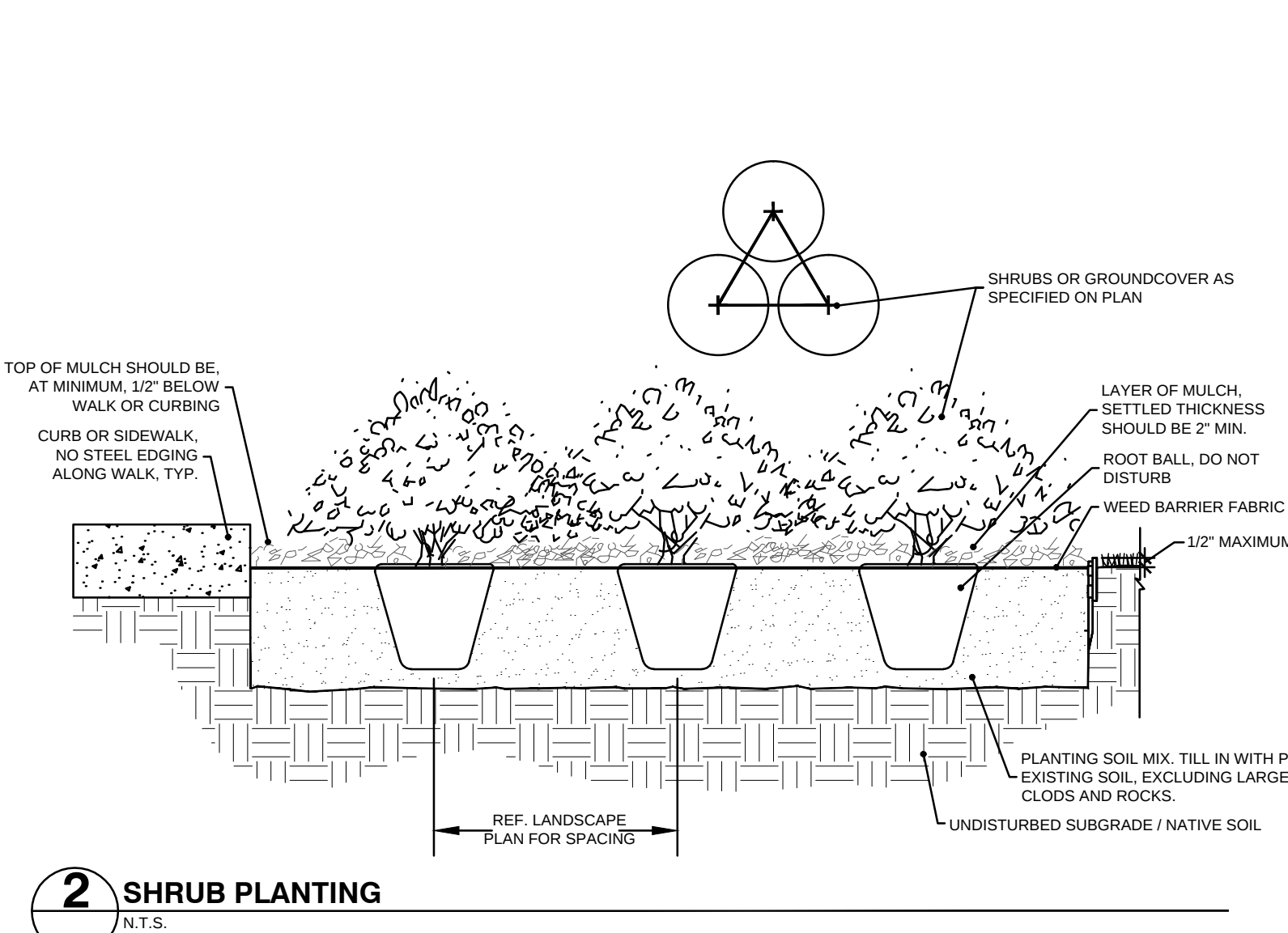
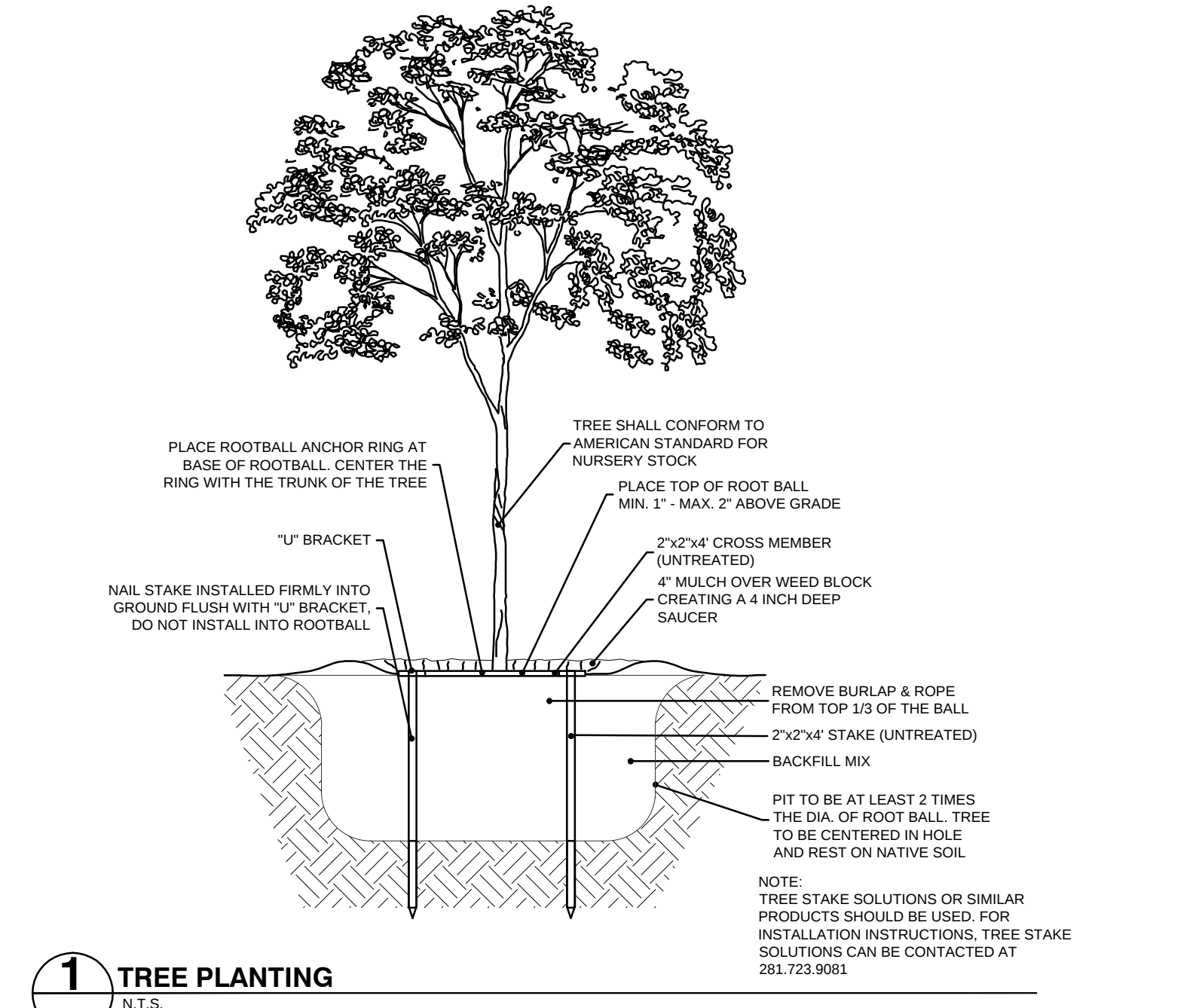
3.5 CLEANUP

- A. REMOVE CONTAINERS, TRASH, RUBBISH AND EXCESS SOILS FROM SITE AS WORK PROGRESSES.
- B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.
- C. PREMISES SHALL BE KEPT NEAT AT ALL TIMES AND ORGANIZED.
- D. ALL PAVED AREAS SHOULD BE CLEANED AT THE END OF EACH WORK DAY.

3.6 ACCEPTANCE

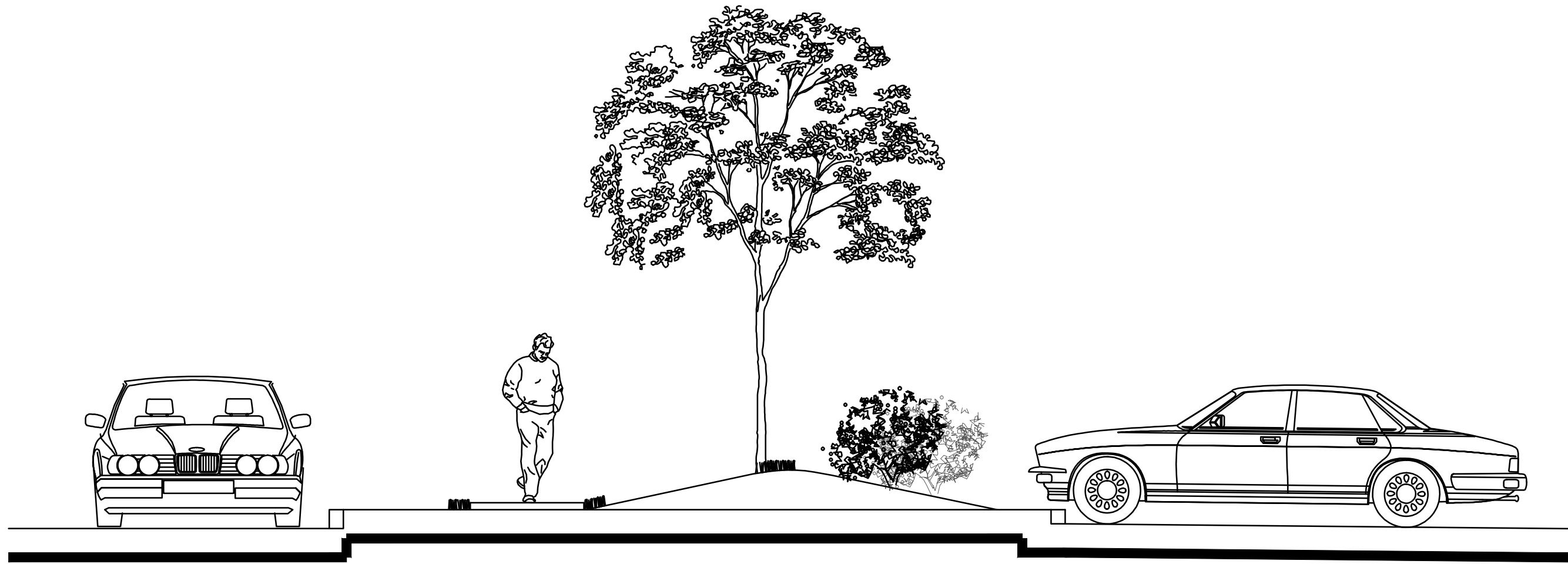
- A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

END OF SECTION



LANDSCAPE SPECIFICATIONS AND DETAILS

SECTION SCALE 1/4" = 1'



SECTION SCALE 1/4" = 1'



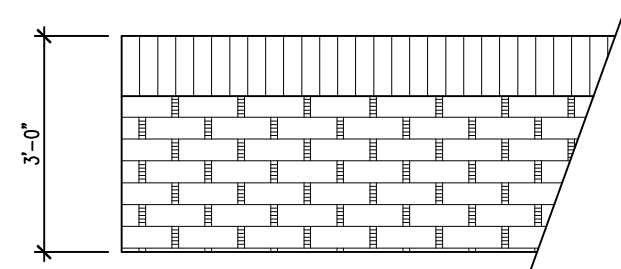
Mixed Use Project
Condominiums / Office
Denton Tap and Belt Line Roads
Coppell, Texas 75019

REVISIONS	BY
1. 1.6.14 DESIGN COORDINATION	AWR
2. 1.16.14 CITY COMMENTS	AWR
3. 1.29.14 DESIGN COORDINATION	AWR
4. .	

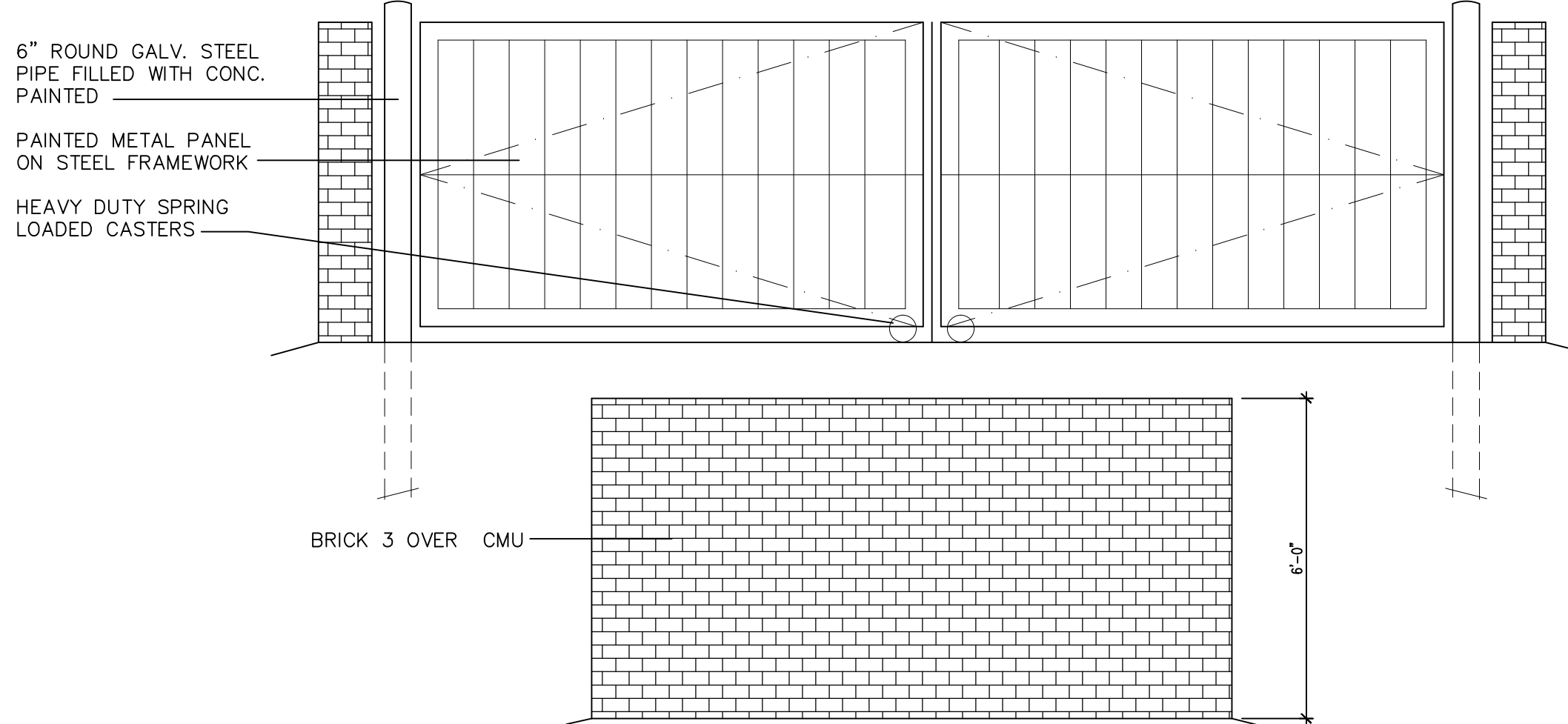
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CHECKED AWR
SCALE AS SHOWN
JOB NO. 1354
SHEET

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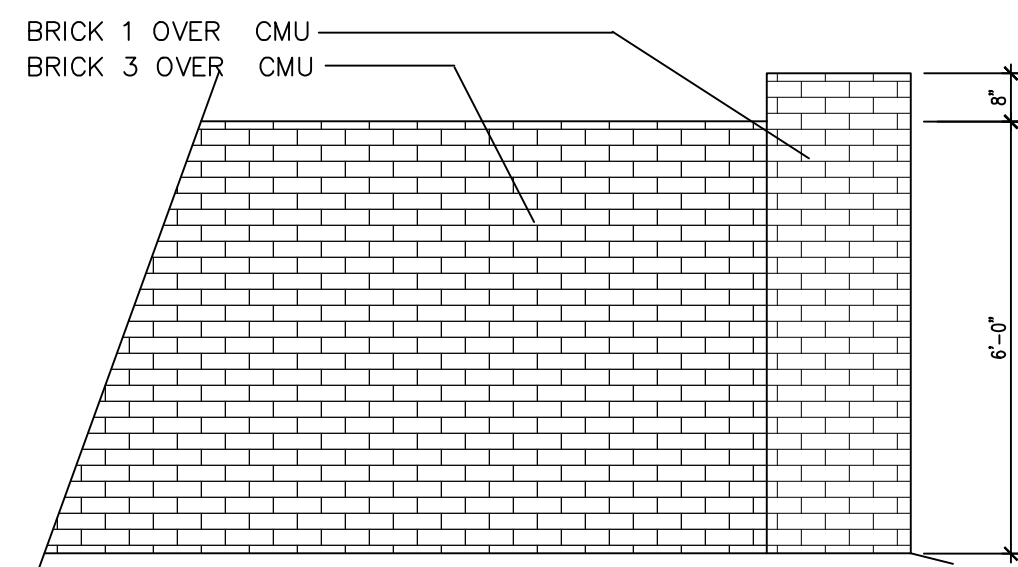
10 Section at 36" Wall
Scale: 3/8" = 1'-0"



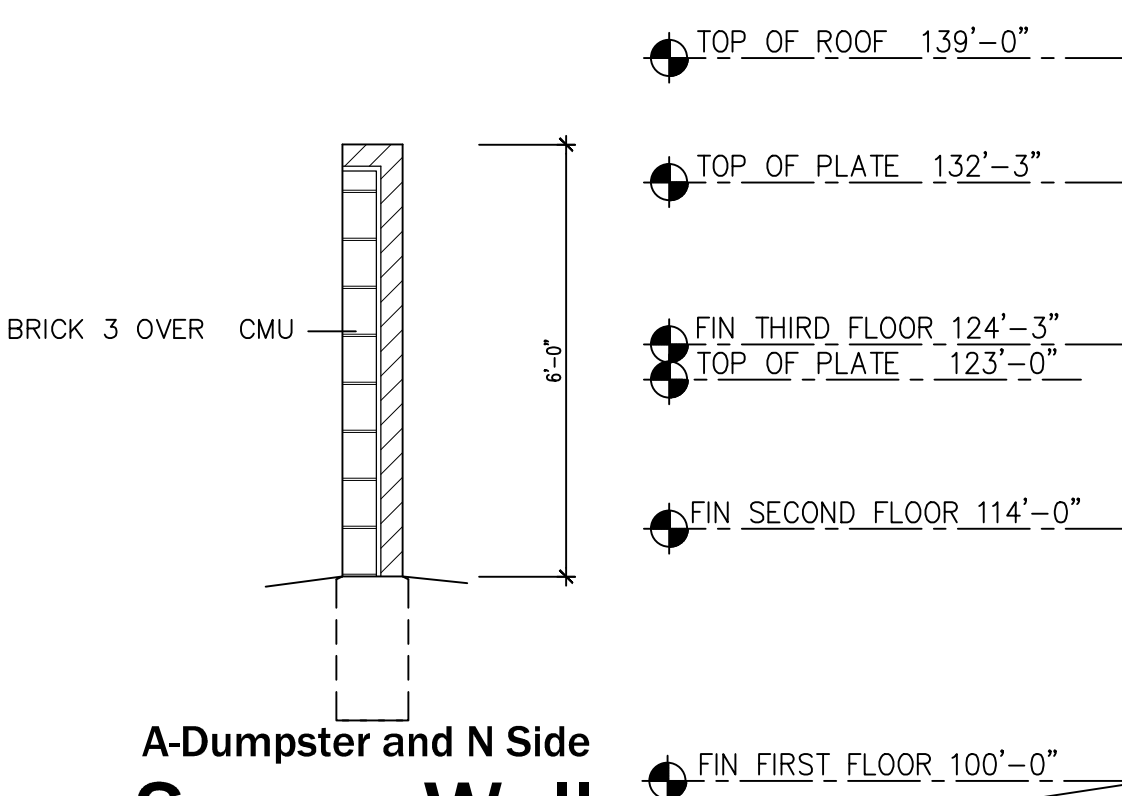
09 Screen Wall 36"
Scale: 3/8" = 1'-0"



07 Dumpster Elevations
Scale: 3/8" = 1'-0"



06 Screen Wall Elevation
Scale: 3/8" = 1'-0"



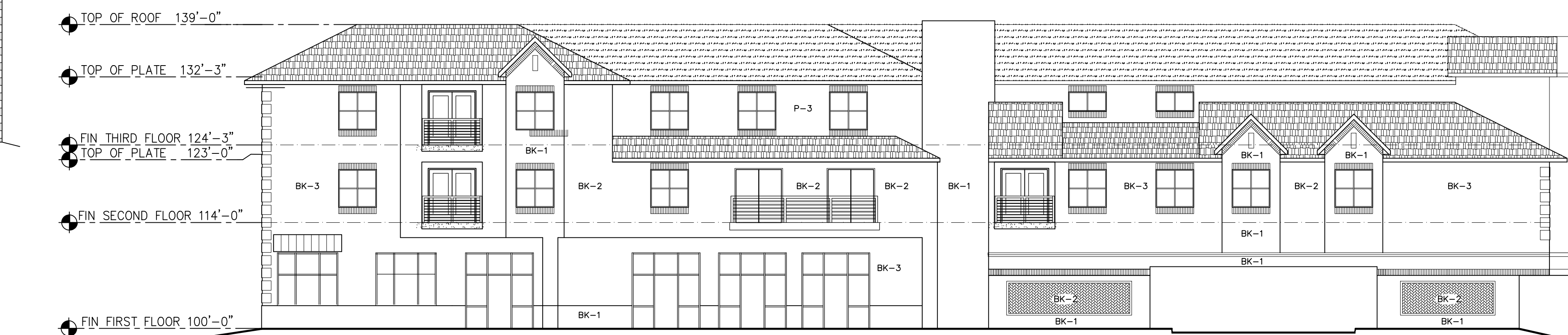
05 A-Dumpster and N Side Screen Wall Section
Scale: 3/8" = 1'-0"



08 Blade Sign Image
No Scale



04 South Elevation
Scale: 3/32" = 1'-0"



03 North Elevation
Scale: 3/32" = 1'-0"



02 West Elevation
Scale: 3/32" = 1'-0"



01 East Elevation
Scale: 3/32" = 1'-0"

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The Avenue at Denton Tap
Condominiums/Office/Retail
Denton Tap and Belt Line Roads
Coppell, Texas 75019

REVISIONS	BY
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CITY COUNCIL FEBRUARY 11, 2014
DRAWN GF
CHECKED GF
SCALE AS SHOWN
JOB NO. 1055
SHEET



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ARCHITECTS
LLC

440 W. BETHEL ROAD
COPPELL, TEXAS 75019
TEL: (972) 462-1568

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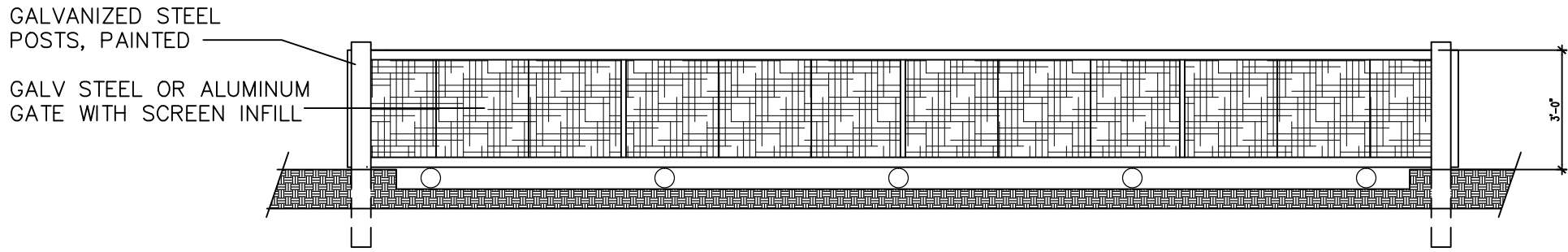
The Avenue at Denton Tap
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Denton Tap and Belt Line Roads
Coppell, Texas 75019

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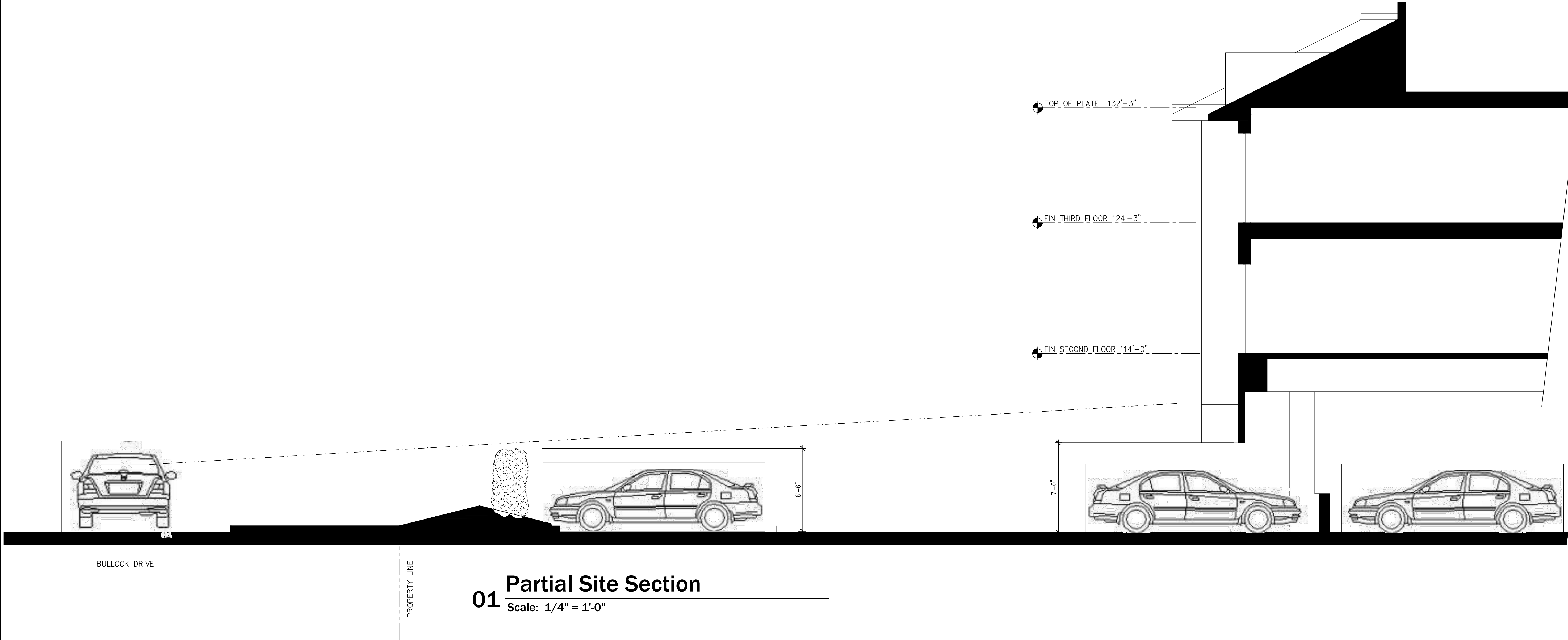
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A2.00

OF SHEETS



01 Elevation at Sliding Gate
Scale: 1/4" = 1'-0"



01 Partial Site Section
Scale: 1/4" = 1'-0"

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The Avenue at Denton Tap

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Denton Tap and Belt Line Roads

Coppell, Texas 75019

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DATE
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FEBRUARY 11, 2014

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