

GENERAL LAWN NOTES

- 1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM 2 BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- 4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- 5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, 6 CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- 7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

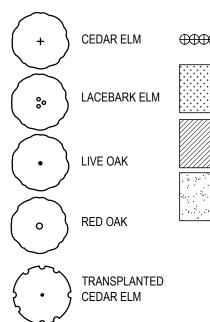
SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- 2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A 3 MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- 4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE 6 FROM UNNATURAL UNDULATIONS.
- 7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- 10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

PLANT MATERIAL SCHEDULE

REES				-	
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	10	Cedar Elm	Ulmus crassifolia	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
LE	7	Lacebark Elm	Ulmus parvifolia 'Elmer II'	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
LO	12	Live Oak	Quercus virginiana	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
RO	8	Red Oak	Quercus shumardii	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	050	Needlen sint Leller		5	
NPH	350	Needlepoint Holly	llex cornuta "Needlepoint'	5 gal.	container, 24" ht., 20" spread
GROUND	OCOVERS				
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	150	Seasonal Color		4" pots	selection by owner, 12" o.c.
WC	800	Purple Wintercreeper	Euonymus fortunei 'Coloratus'	4" pots	container, 3- 12" runners min., 12" o.c.
		'419' Bermudagrass	Cynodon dactylon '419'		Solid Sod refer to notes

PLANT LEGEND



- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL

- LANDSCAPE NOTES
- 1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- 2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- 4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- 5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- 6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- 7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE TABULATIONS- ALOFT Hotel PERIMETER LANDSCAPE (LANDSCAPE PERIMETER= 1,489 L.F.)

Requirements: Street Frontage shall contain a 15' landscape buffer with one (1) tree, 3" cal. 12" above ground, per 50 l.f. and 30" ht. parking lot screen: hedge or berm. Perimeter landscape areas shall contain a 10' landscape buffer along property lines with one (1) tree, 3" cal. 12" above ground, per 50 l.f.

Provided

Required 15,150 s.f. landscape area (32) trees, 3" cal.

15,166 s.f. landscape area (14) trees, 3" cal. (7) transplanted trees (8" caliper plus) (20) existing trees along east property line

INTERIOR LANDSCAPE Requirements: 10% of gross parking and loading area to be landscape. One (1) tree per 400 s.f. of required landscape area. 12% of total number parking spaces shall be planting islands with trees. Parking Lot: 59,469 s.f.

Parking Spaces: 151 Required 5,947 s.f. (10%) (15) trees, 3" cal.

15.765 s.f. (15%)

Provided 6,097 s.f. (10.10%) (18) trees, 3" cal. in parking lot

OPEN SPACE Requirements: 15% of lot not covered by buildings to be landscape open space. One (1) tree per 2500 s.f. of open space. Total Lot Area: 120,644 s.f.

15,765 s.f. (15%) landscape open space

(includes 3,240 s.f. of enhanced patio paving)

Total Building Area: 15,541 s.f. Area Exclusive of Building: 105,103 s.f. Required Provided

(6) Trees SUMMARY Total trees required: (52) trees

Total trees provided: (64) trees 36- proposed 3" caliper trees 8- proposed transplanted trees 20- existing trees

Total site area= 120,644 s.f. Landscape area (softscape) = 33,788 s.f (28% of total lot area) Enhanced paving- patio areas (hardscape)= 3,240 s.f. (2.6% of total lot area)

(6) trees

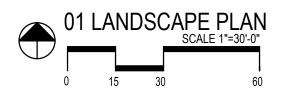
6" curb will protect landscape areas from vehicular encroachment

NEEDLEPOINT HOLLY

SEASONAL COLOR

PURPLE WINTERCREEPER

BERMUDA GRASS





PRELIMINARY ISSUE

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