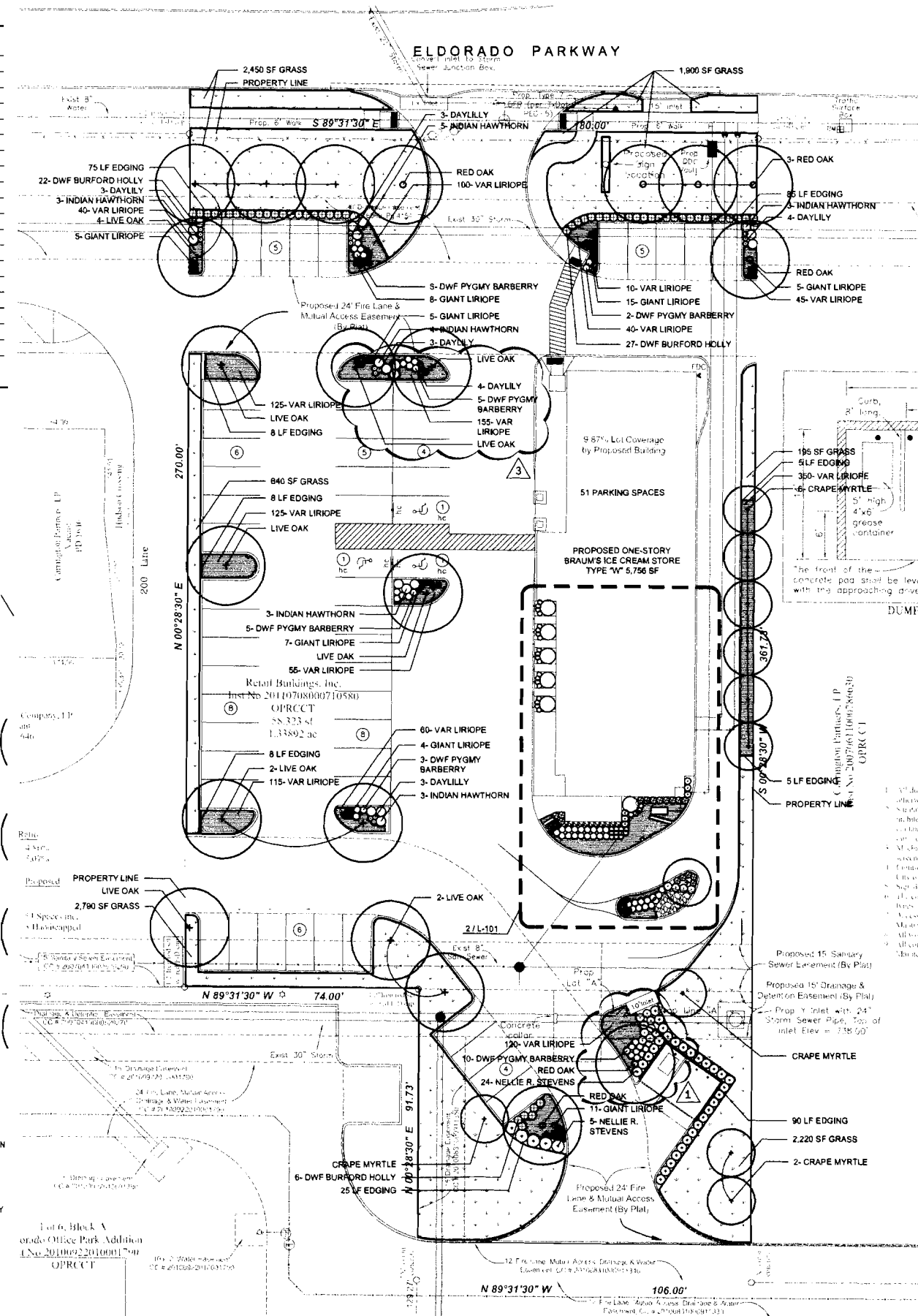
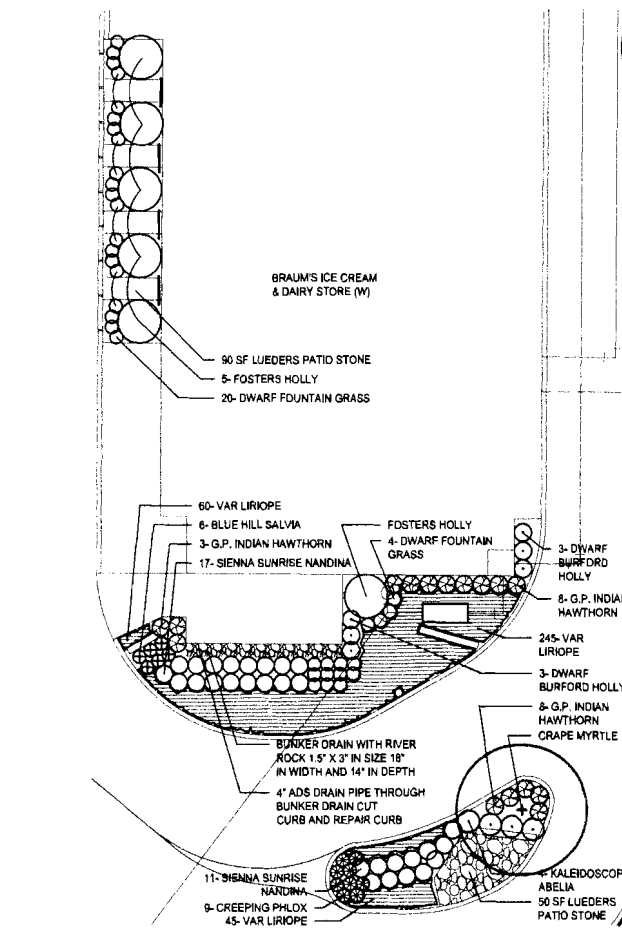


QUANTITY	SYM	COMMON NAME / BOTANICAL NAME	SIZE	SPACING	MIN. HT. / SPRD.	COMMENTS
14	3	LIVE OAK / QUERCUS VIRGINIANA	4" CAL	25' OC	12' / 5'	CONTAINER GROWN
7		RED OAK / QUERCUS SHUMARDII	4" CAL	25' OC	12' / 5'	CONTAINER GROWN
11		CRAPE MYRTLE / LAGERSTROEMIA INDICA 'TUSCARORA'	8" - 10" HT	15' OC	8' / 4'	RED, 3- CANES MIN; CONTAINER GROWN
6		FOSTERS HOLLY / ILEX X ATTENUATA 'FOSTERI'	5 GAL	60" OC	36" / 18"	-
29		NELLIE R STEVENS HOLLY / ILEX X 'NELLIE R STEVENS'	5 GAL	36" OC	36" / 18"	-
21		INDIAN HAWTHORN / RHAPHIOLEPSIS INDICA	5 GAL	36" OC	15" / 15"	-
61	@	DWARF BURFORD HOLLY / ILEX CORNUTA 'BURFORDII NANA'	5 GAL	30" OC	24" / 12"	'BAY BREEZE' OR APRVD EQL
30	o	DWF PYGMY BARBERRY / BERBERIS THUNBERGII DWF 'PM'	2 GAL	24" OC	8" / 8"	-
19	o	DAYLILLY / HERMEROCALLIS FULVA	1 GAL	18" OC	12" / 8"	ORANGE TAWNY DAYLILY
17	@	G.P. INDIAN HAWTHORN / RHAPHIOLEPSIS DELACOURII 'GEORGIA PETTIE'	1 GAL	18" OC	12" / 8"	-
28	o	SIENNA SUNRISE NANDINA / NANDINA DOMESTICA 'MONFAR'	1 GAL	18" OC	12" / 8"	-
4		KALEIDOSCOPE ABELIA / ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	1 GAL	18" OC	12" / 8"	-
9	●	CREeping PHLOX / PHLOX SUBULATA	1 GAL	18" OC	12" / 8"	-
6		BLUE HILL SALVIA / SALVIA NEMOROSA 'BLAUHUGEL'	1 GAL	18" OC	12" / 8"	-
35	o	DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELIN'	2 GAL	18" OC	12" / 8"	-
60	●	GIANT LIRIOPE / LIRIOPE GIGANTEA	1 GAL	16" OC	FULL	-
1,690		VARIEGATED LIRIOPE / LIRIOPE MUSCARI VARIEGATA	4" POTS	12" OC	FULL	'SILVER DRAGON' OR APRVD EQL
10,185 SF		BERMUDA GRASS / CYNODON DACTYLON	SOLID SOD	-	-	SOLID SOD
3,153 SF		BED PREPARATION	-	-	-	-
309 LF		BED EDGING	1/8" X 4"	-	-	-

- TOTAL LOT SIZE - 62,510 SQ. FT.
- TOTAL BUILDING SIZE - 24,800 SQ. FT.
- NET SITE AREA - 37,710 SQ. FT.
- 10% NET SITE AREA - 3,771 SQ. FT.
- DIVIDE BY 500 = 8 TREES REQUIRED (13- TREES PROVIDED)
- DIVIDE BY 50 = 76 SHRUBS REQUIRED (63- SHRUBS PROVIDED, PLUS 5- SURPLUS TREE CREDITS FOR 50 SHRUBS = 113 SHRUBS TOTAL)
- MULTIPLY BY 75% = 2826 SQ. FT. STREET FRONTAGE
- DIVIDE BY 500 = 6 STREET TREES REQUIRED (12- STREET TREES PROVIDED)
- DIVIDE BY 50 = 57 STREET SHRUBS REQUIRED (40- STREET SHRUBS PROVIDED, PLUS 5- SURPLUS TREE CREDITS FOR 60 - STREET SHRUBS = 100 STREET SHRUBS TOTAL)



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25 April 2012

Braum's McKinney

ELDORADO PARKWAY
McKINNEY, TX, 75070

Project No: 11121.00

Issue Date: 07 October 2011

Revision: 1 29 February 2012

2 18 April 2012

- NORTH WALK WAS RELOCATED
- BUILDING FOOTPRINT CHANGED SLIGHTLY
- LANDSCAPE ISLANDS CHANGED SLIGHTLY

3 25 April 2012

-ADDITIONAL TERMINUS CANDOPY TREE

LANDSCAPE PLAN

L-101

Plot: Apr 25, 2012 - 12:57pm Shimmelhaver
Last Save: Apr 25, 2012 - 10:59am
File: E:\no11121.00 braum's mckinney\10 CD\10-02 cadd\braum's mckinney\sheet\1-101 Landscape Plan.dwg

General Notes

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS ACTION OR LACK OF ACTION ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN ANY AREA.

PLANT TREES THREE (3) INCHES ABOVE FINISHED GRADE. CUT TWINE FROM AROUND THE TRUNK AND PULL BACK THE BURLAP FROM THE TOP 1/3 OF THE ROOT BALL. PLANT SHRUBS TWO (2) INCHES ABOVE FINISHED GRADE. CROWN ISLANDS 6" ABOVE TOP OF CURB OR AS DIRECTED. ALL PLANTING BEDS SHALL HAVE POSITIVE DRAINAGE OUT OF THE PLANTING BEDS.

Soil Preparation

ALL SHRUB, GROUND COVER, AND SEASONAL PLANTING AREAS SHALL RECEIVE SOIL PREPARATION / AMENDMENTS.

MIX SIERRA 17-6-12 PLUS MINORS INTO THE TOP TWO (2) INCHES OF SOIL IN THE PLANTING BEDS AT A RATE OF FIVE (5) POUNDS PER 100 SQUARE FEET.

EACH TREE SHALL RECEIVE TWO (2) CUBIC FEET OF BACK TO EARTH SOIL CONDITIONER AND ONE (1) CUBIC FOOT OF AGED, STERILIZED COW MANURE. MIX WITH THE TOPSOIL AND USE AS A BACKFILL. APPLY FOUR (4) AGRIFORM TABLETS (20-10-5 PLUS MINORS, 21 GRAM) TO EACH TREE SMALLER THAN TWO INCHES IN CALIPER. APPLY SIX (6) AGRIFORM TABLETS (20-10-5 PLUS MINORS, 21 GRAM) TO EACH TREE HAVING INTRUNK CALIPER OR LARGER. EQUALLY SPACE TABLETS SIX (6) INCHES OUTSIDE THE BURLAP AND FOUR (4) INCHES BELOW FINISH GRADE.

Mulch

MULCH ALL PLANTING BEDS AND TREE WELLS WITH SHREDDED CYPRESS MULCH TO A DEPTH OF TWO INCHES.

Lawn Areas

ALL AREAS OF THE SITE (AND ADJACENT STREET RIGHT-OF-WAYS) THAT ARE DISTURBED BY CONSTRUCTION SHALL BE SODDED WITH BERMUDA GRASS. APPLY FERTILIZER ACCORDING TO TIME OF INSTALLATION.

MAY 1 - AUGUST 31: APPLY A 16-8-8 FERTILIZER AT A RATE OF SIX (6) POUNDS PER 1,000 SQUARE FEET TO ALL LAWN AREAS.

SEPTEMBER 1 - APRIL 30: APPLY MILDORGANITE 6-2-0 FERTILIZER AT A RATE OF TEN (10) POUNDS PER 1,000 SQUARE FEET OF LAWN AREA. FERTILIZER SHALL BE APPLIED PRIOR TO SODDING.

Irrigation Notes

AN UNDERGROUND, FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPED AREAS.

Planting Notes

QUANTITIES OF MATERIALS SHOWN IN PLANT MATERIAL LIST IS FOR CONTRACTOR'S CONVENIENCE AND INFORMATION ONLY. CONTRACTOR TO VERIFY QUANTITIES AND PROVIDE ALL PLANTS AS SPECIFIED ON LANDSCAPE PLAN TO PROVIDE A COMPLETE PROJECT.

PRIOR TO BEGINNING ANY WORK ON THE SITE, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE PROJECT MANAGER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.

LANDSCAPE ARCHITECT AND/OR OWNER REPRESENTATIVE RESERVES THE RIGHT TO REVISE PROPOSED PLANT LIST AND/OR LOCATION OF PLANTS AS DEEMED NECESSARY.

LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.

ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S "AMERICAN STANDARD OF NURSERY STOCK." OWNER AND LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.

PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REPOINED BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE ROOT PRUNED THROUGH THE USE OF A VERTICAL SLICING METHOD PRIOR TO PLANTING.

LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO STARTING WORK. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.

PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON PLANS UNLESS NOTED TO BE REMOVED.

FINISH GRADING:
ALL PLANTING BED AND LAWN AREAS WILL BE RECEIVED BY THE LANDSCAPE CONTRACTOR, FROM THE GENERAL CONTRACTOR, WITHIN 0.1 OF A FOOT OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL GRADE ALL PLANTING AND LAWN AREAS TO SMOOTH AND UNIFORM LEVELS OR SLOPE WITHOUT ANY ABRUPT CHANGES. ALL SOIL AREAS, PLANTING BEDS OR LAWNS ADJACENT TO BUILDINGS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE AWAY FROM THE BUILDINGS TO EITHER THE PARKING AREAS OR AREA DRAINS. THE FINISH GRADE, IN ALL PLANTING AREAS, AFTER ADDING SOIL AMENDMENT AND SETTLEMENT, SHALL BE ONE INCH BELOW CURBS, SIDEWALKS, AND OTHER PAVING. ROUGH GRADING FOR BERMS OR OTHER LAWN FEATURES SHALL BE PERFORMED BY THE GENERAL CONTRACTOR.

WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.

BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.

CULTIVATE GROUND COVER PLANTING BEDS TO DEPTH OF 8". TILL COMPOST AND WELL-ROTTED MANURE INTO THE PLANTING BED AT THE APPROXIMATE RATIO OF ONE (1) PART COMPOST/MANURE TO THREE (3) PARTS SOIL.

ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND

SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE TRIANGULAR, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.

SEASONAL ANNUAL BEDS ARE TO BE PLANTED WITH LOCAL MATERIALS THAT WILL OFFER THE LONGEST LASTING AND BOLDEST COLOR DISPLAY AT THE TIME OF INSTALLATION.

FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER. EXCEPT FOR ANNUAL AND PERENNIAL BEDS.

USE WOOD SHREDDED MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUPPLY LANDSCAPE ARCHITECT WITH A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1"-3" ONLY. PLACE 3"-4" OF MULCH IN ALL SHRUB BEDS, PLACE 2" OF MULCH IN GROUND COVER BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS.

PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.

4"x3/16" PAINTED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE.

THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN PLANT'S HEALTHY CONDITION.

AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED.

GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE PLANTED AT THE APPROPRIATE PLANTING TIMES.

AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.

LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.

LANDSCAPE PLANTING
DETAILS AND NOTES
FOR ALL



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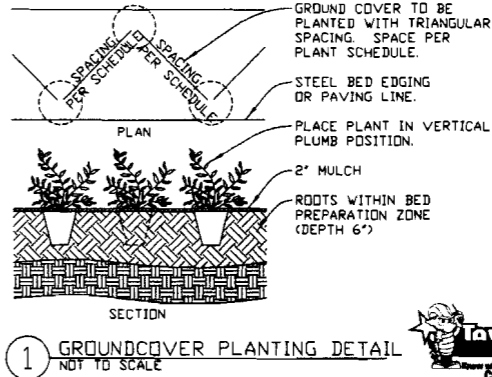
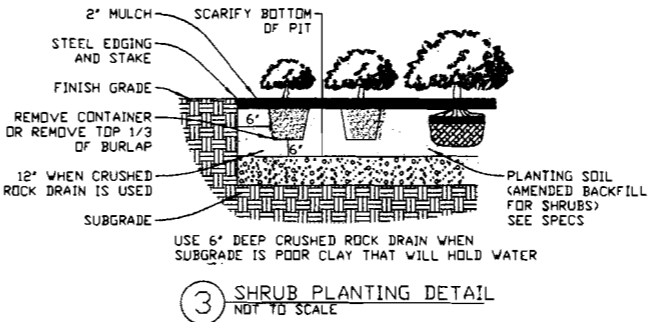
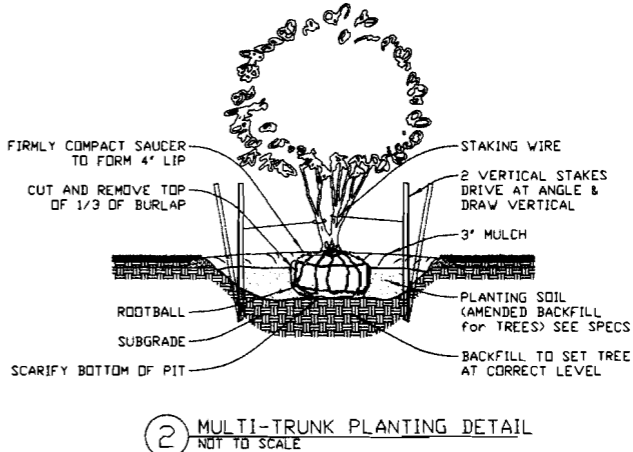
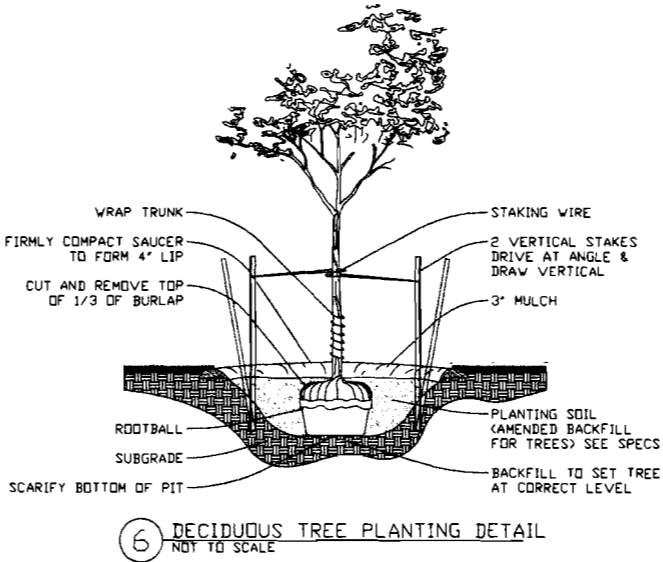


Braum's McKinney

ELDORADO PARKWAY
McKINNEY, TX, 75070

Project No: 11121.00
Issue Date: October 7, 2011
Revision: 1 25 April 2012
-EVERGREEN AND CONIFER DETAILS DELETED

L-102 LANDSCAPE DETAILS



Plot: Apr 25, 2012 - 12:57pm Shimmelhaver
Last Save: Apr 25, 2012 - 12:52pm
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ALL PLANTING MATERIALS SHALL HAVE BEEN GROWN TO THE EXTENT KNOWN AND SHALL HAVE BEEN PLANTED TO THE WATERING SCHEDULE SHOWN FOR THE PLANTING SCHEDULE. BEFORE USE, THE PLANTING MATERIAL SHALL BE WATERED TO THE EXTENT KNOWN AND SHALL HAVE BEEN PLANTED TO THE WATERING SCHEDULE SHOWN FOR THE PLANTING SCHEDULE.

