

PLANT LIST					
SHADE TREES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	QR	SHUMARD RED OAK	QUERCUS SHUMARDII	4" CAL; MIN. 14' HT.; MIN. 7' SPRD.	SINGLE TRUNK; STRAIGHT CENTRAL LEADER; FULL, UNIFORM CANOPY; CONTAINER GROWN
	QV	LIVE OAK	QUERCUS VIRGINIANA	4" CAL; MIN. 14' HT.; MIN. 7' SPRD.	SINGLE TRUNK; STRAIGHT CENTRAL LEADER; FULL, UNIFORM CANOPY; CONTAINER GROWN
	UP4	LACEBARK ELM	ULMUS PARVIFOLIA	4" CAL; MIN. 14' HT.; MIN. 8' SPRD.	SINGLE TRUNK; STRAIGHT CENTRAL LEADER; FULL, UNIFORM CANOPY; CONTAINER GROWN
PERENNIALS, GROUNDCOVERS, AND ANNUALS					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	TA	ASIAN JASMINE	TRACHELOSPERMUM ASIATICUM	FILL TO POT	PLANT 12" O.C.
	TURF	COMMON BERMUDAGRASS	CYNODON DACTYLON '419'	N/A	SOD

LANDSCAPE TABULATIONS:

CITY OF MCKINNEY LANDSCAPE REQUIREMENTS

LANDSCAPE AREA:
A MINIMUM OF 10% OF THE TOTAL SITE AREA SHALL BE LANDSCAPED
THE TOTAL SITE AREA IS APPROX. = 284,595 SF

LANDSCAPE AREA:	REQUIRED:	PROVIDED:
(284,595 SF x 0.10 = 28,459.5 SF)	28,459.5 SF	47,956 SF

STREET YARD LANDSCAPE AREA:
A MINIMUM OF 15% OF THE TOTAL STREET YARD AREA SHALL BE LANDSCAPED
THE TOTAL STREET YARD AREA IS APPROX. = 7,149 SF

LANDSCAPE AREA:	REQUIRED:	PROVIDED:
(7,149 SF x 0.15 = 1,072 SF)	1,072 SF	5,186 SF

R.O.W. LANDSCAPING:
MUST PROVIDE A 20' LANDSCAPE SETBACK ALONG PROPERTY ADJACENT TO PUBLIC R.O.W. GREATER THAN 60'. IN ADDITION THERE SHALL BE 1 TREE PROVIDED PER 40 LF OF ROADWAY FRONTAGE.

GATEWAY BLVD DRIVE	REQUIRED:	PROVIDED:
20' LANDSCAPE SETBACK:	360 LF	360 LF
REQUIRED TREES	9 TREES	9 TREES
(360 LF/40 = 9)		

INTERIOR LANDSCAPE REQUIREMENTS

PARKING AREA TREES
A MINIMUM OF 1 TREE PER 10 PARKING SPACES, LANDSCAPE ISLANDS SHALL BE PROVIDED AT THE TERMINUS OF ALL ROWS. EACH LANDSCAPE ISLAND SHALL CONTAIN AT LEAST 1 TREE PER LANDSCAPE ISLAND SHALL BE PROVIDED. EACH SPACE SHALL BE LOCATED WITHIN 65 LF OF A LANDSCAPE AREA CONTAINING ONE TREE.

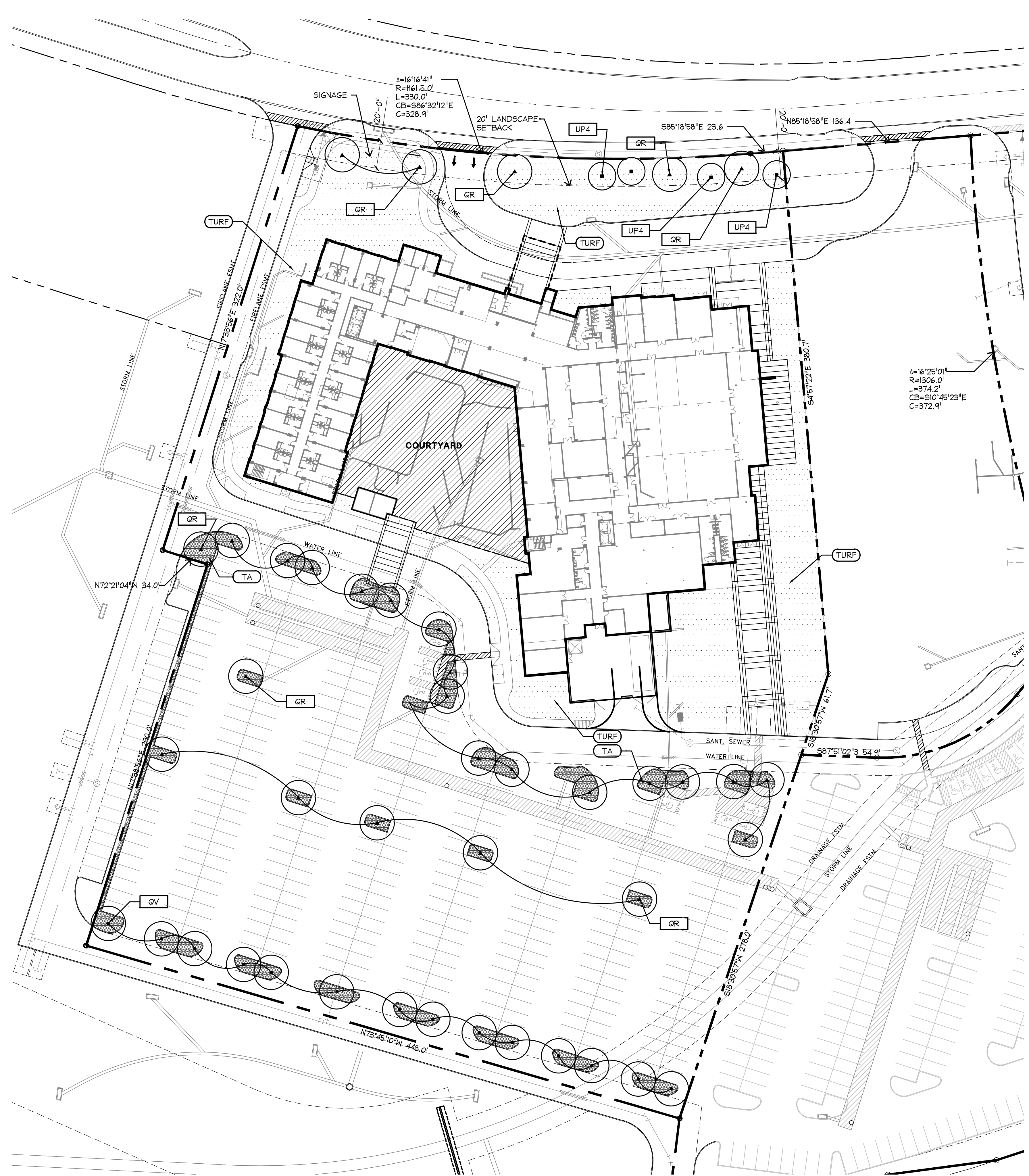
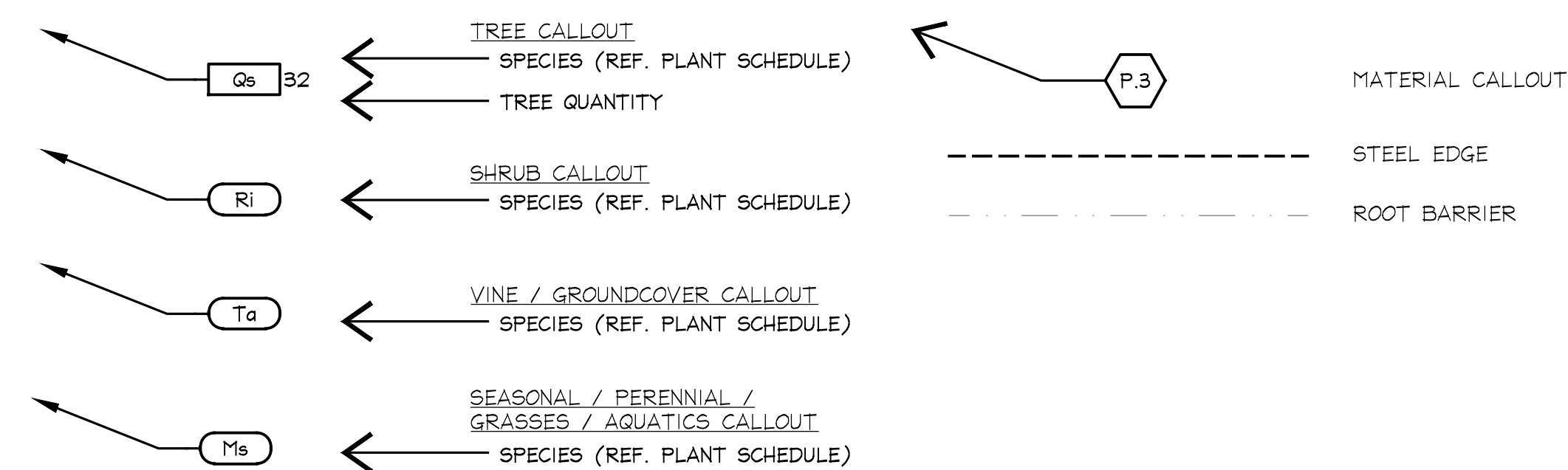
TOTAL PARKING SPACES = 373

PARKING AREA:	REQUIRED	PROVIDED
(373 SPACES/10 = 37.3)	37	37
ALL SPACES WITHIN 65' OF TREE	YES	YES

IRRIGATION:
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

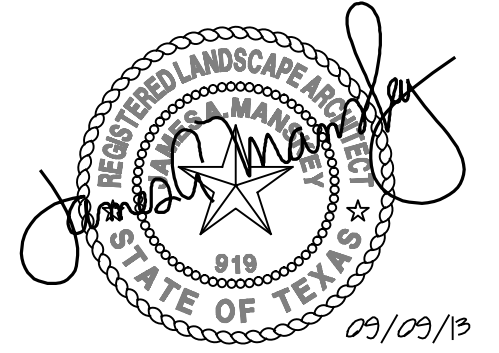
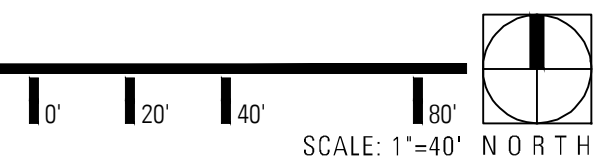
THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

PLANTING LEGEND



1 LANDSCAPE PLAN
PLAN

RECEIVED
By Kathy Wright at 7:53 am, Sep 10, 2013



Landscape Architects • Planners
5307 East Mockingbird Lane, Suite 120
Dallas, Texas 75206
(214) 744-0757 Fax: (214) 744-6785
Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio • Tulsa

Project:
GATEWAY HOTEL & EVENT CENTER

ISSUE FOR PERMIT

1900 GATEWAY BLVD
MCKINNEY, TEXAS 75069

Project Number:
D13749

Designed: JC

Drawn: AB

Reviewed: SA, JM

Date Issued:
September 9, 2013

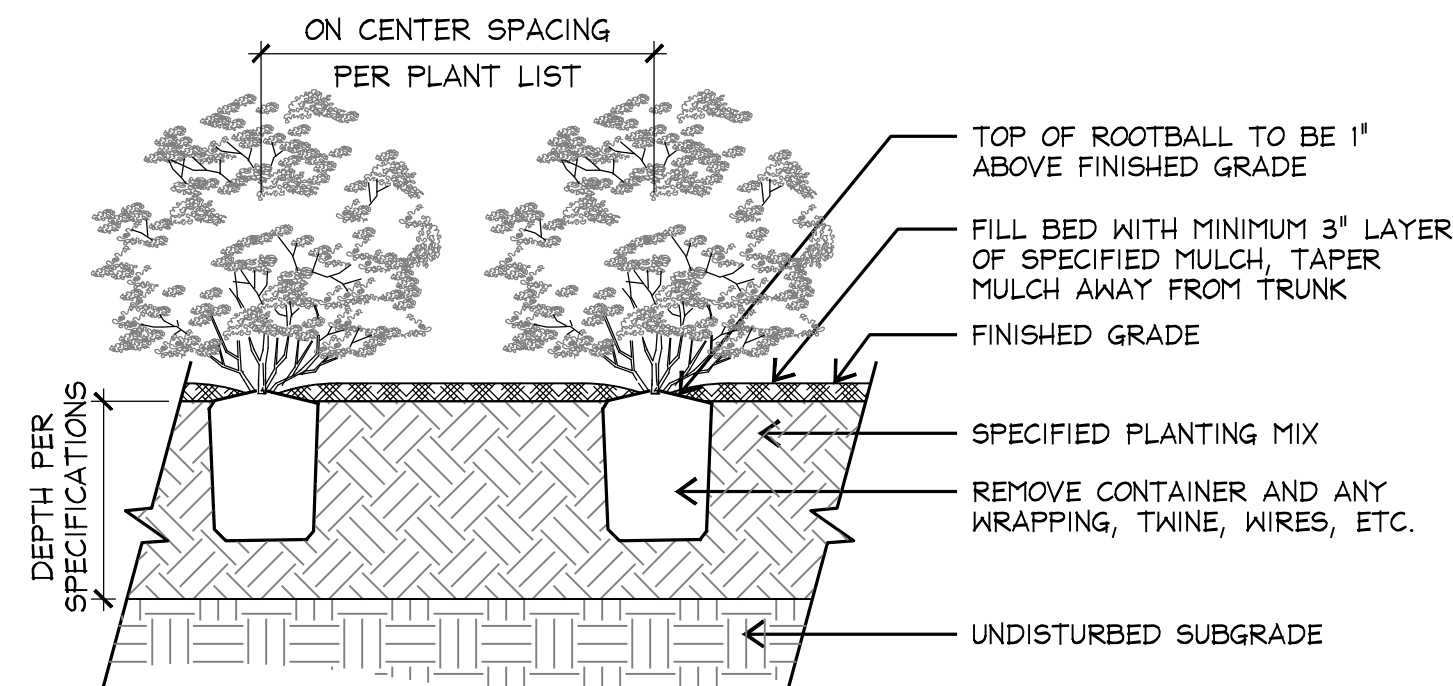
Revisions:

Sheet Title:
LANDSCAPE PLANTING PLAN

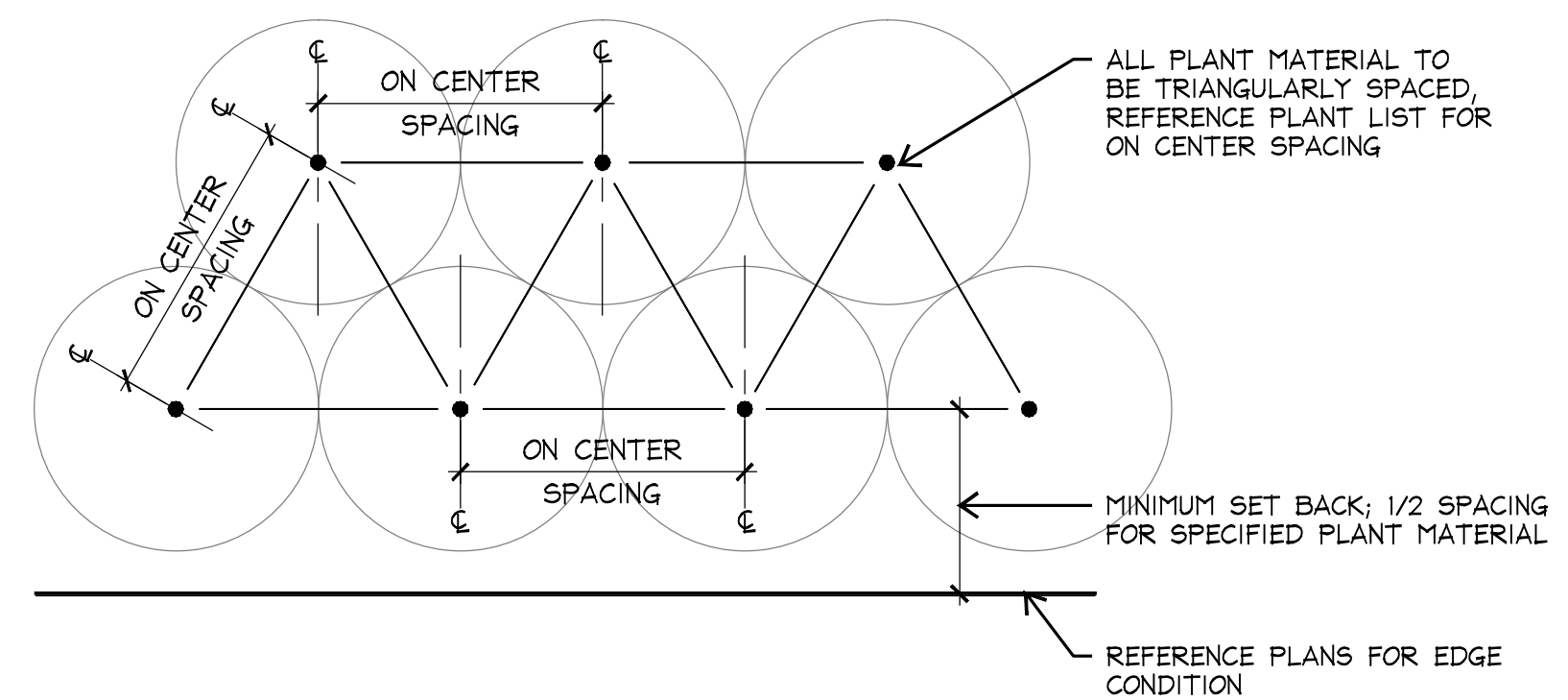
Sheet Number:
LP 1.1

GENERAL LANDSCAPE NOTES:

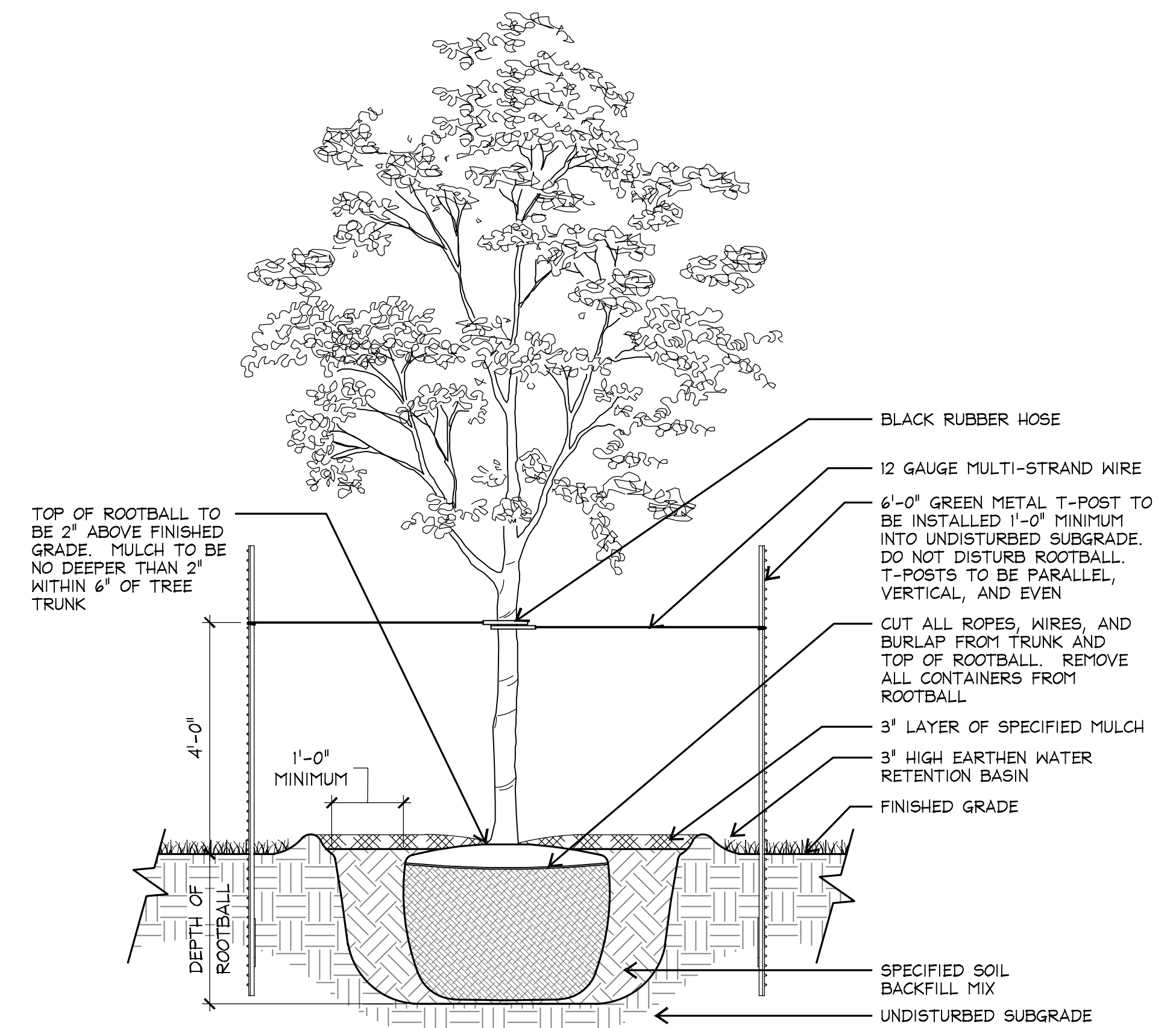
- 1) THE CONTRACTOR SHALL BE FAMILIAR WITH EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES, SMALL PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO BODILY INJURY AND/OR DAMAGE TO OWNER'S PROPERTY OR SAID UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES BEFORE EXCAVATION.
- 2) THE CONTRACTOR SHALL LOCATE AND VERIFY THE CONDITION OF UTILITIES PRIOR TO ANY EXCAVATION. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL HAND DIG PLANTING PITS AND HAND RAKE LAWN AREAS AS REQUIRED.
- 3) ALL CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- 4) THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY HAVE NOT BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH HIS SUBCONTRACTORS TO ACCOMPLISH HIS SCOPE OF WORK. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES WORKING ON THE SITE SIMULTANEOUSLY.
- 6) THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO THE COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS, AND SHALL PERFORM FIELD MEASUREMENTS PRIOR TO FABRICATION AND/OR PURCHASE OF ANY MATERIAL. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT SHOULD EXISTING CONDITIONS BE DIFFERENT FROM THE DESIGN DRAWINGS FOR THIS PROJECT. ALL CONFLICTS ARISING DUE TO LACK OF COORDINATION SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR.
- 8) ANY REQUIRED CHANGES TO THE DRAWINGS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND/OR SUBSTITUTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND THE OWNER FOR APPROVAL.
- 9) THE CONTRACTOR SHALL COORDINATE THE STORAGE OF MATERIALS, PARKING OF VEHICLES AND RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS OR PARK VEHICLES UNDER THE CANOPY OF EXISTING TREES.
- 10) THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES & CODE REQUIREMENTS. REQUIRED PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.
- 11) THE CONTRACTOR SHALL PROVIDE UNIT PRICES BASED UPON THE QUANTITIES SHOWN WITHIN THE DOCUMENTS. FIELD CONDITIONS MAY REVISE ACTUAL LOCATION, INCREASING OR DECREASING THE EXTENT OF WORK PERFORMED. CHANGES TO THE EXTENT OF WORK RESULTING IN AN INCREASE OR DECREASE WILL BE BASED ON UNIT PRICES AND PERFORMED SUBJECT TO APPROVAL OF THE OWNER AND THE LANDSCAPE ARCHITECT IN THE FORM OF A CHANGE ORDER.
- 12) UNIT PRICES SHALL NOT ONLY INCLUDE THE COST OF THE ITEM BUT ALSO ALL LABOR, EQUIPMENT, AND OTHER MATERIALS (I.E. BACKFILL MIX, MULCH, STEEL EDGING, ETC.) ASSOCIATED WITH AND NECESSARY TO DELIVER THE ITEM COMPLETE AS DOCUMENTED IN THE DRAWINGS AND SPECIFICATIONS.
- 13) THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK AS SHOWN AND NOTED ON THE DRAWINGS, UNLESS OTHERWISE NOTED.
- 14) ALL CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVAL OF TRASH AND REPAIR OF HAZARDOUS CONDITIONS (I.E. TOOLS, OPEN HOLES, ETC.) ON A DAILY BASIS BY END OF WORK DAY.
- 15) UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL THOROUGHLY CLEAN UP THE PROJECT SITE OF ALL TRASH, SCRAPS, BRICK, ROCKS, MORTAR, ETC. REPAIR ALL DAMAGE TO FINISH GRADE INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS OR ANY SETTLING OR EROSION OCCURRING PRIOR TO COMPLETION.
- 16) ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- 17) THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.



4 SHRUB PLANTING
ELEV SCALE: 1/2"=1'-0"

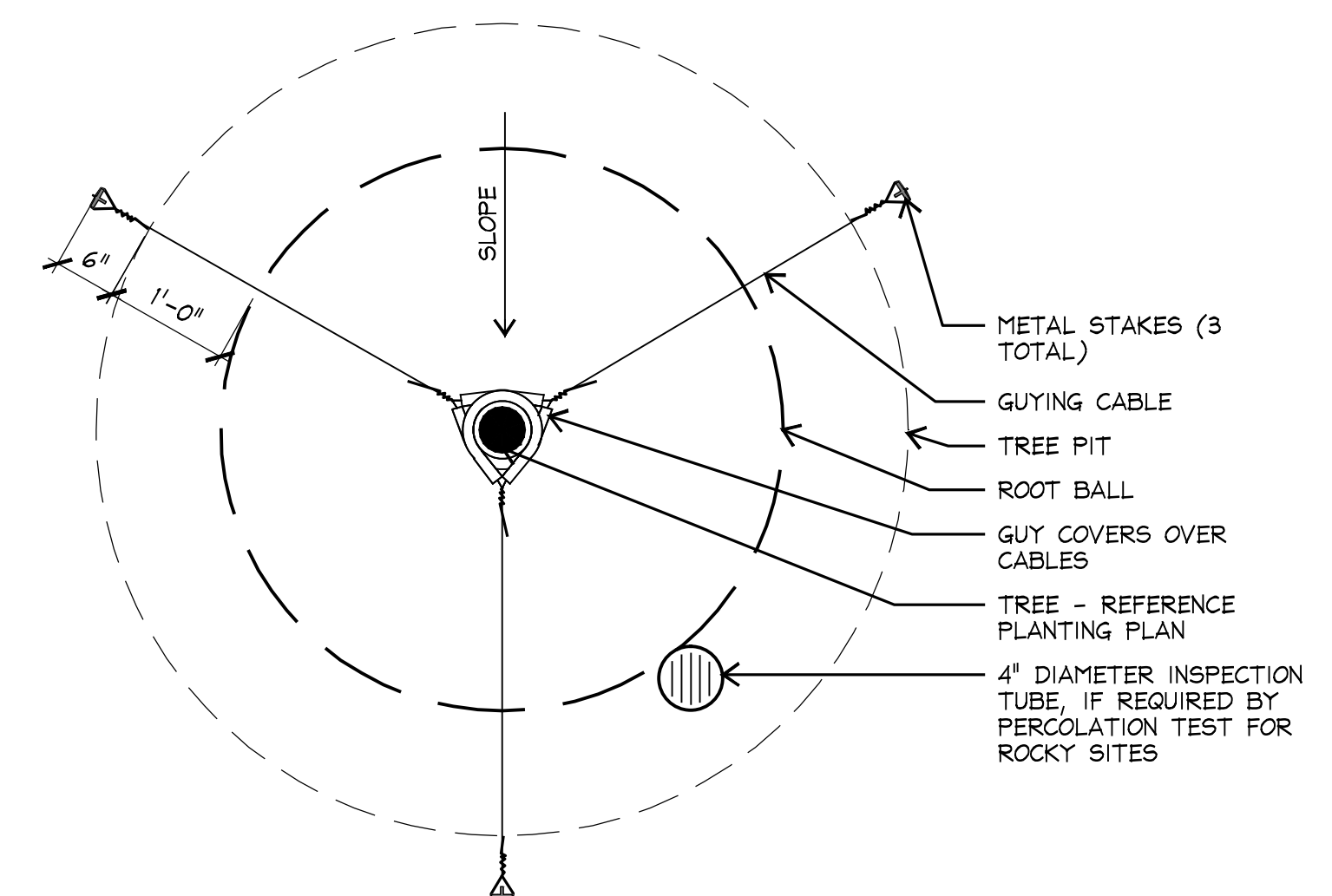


3 PLANT SPACING
PLAN SCALE: 1/2"=1'-0"



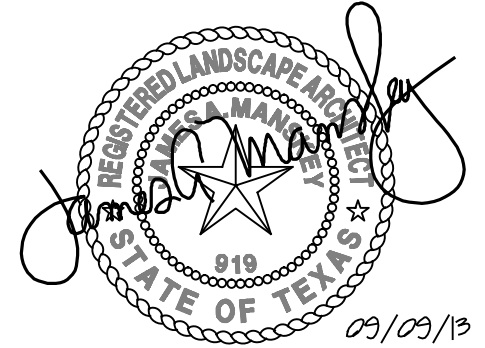
- NOTE:
 1. REFERENCE TECHNICAL SPECIFICATION SECTION "LANDSCAPE PLANTING" FOR ADDITIONAL REQUIREMENTS
 2. TREES LESS THAN 4" CALIPER = (2) T-POSTS
 TREES 4" CALIPER AND GREATER = (3) T-POSTS

2 STANDARD TRUNK TREE PLANTING
SECTION SCALE: 1/2"=1'-0"



1 >3" TREE STAKING
PLAN SCALE: 1/2"=1'-0"

RECEIVED
By Kathy Wright at 7:53 am, Sep 10, 2013



Landscape Architects • Planners
 5307 East Mockingbird Lane, Suite 120
 Dallas, Texas 75206
 (214) 744-0757 Fax: (214) 744-6785
 Austin • Dallas • Fort Lauderdale
 Fort Worth • Houston • San Antonio • Tulsa

Project:
GATEWAY HOTEL & EVENT CENTER

ISSUE FOR PERMIT

1900 GATEWAY BLVD
 MCKINNEY, TEXAS

Project Number:
 D13749

Designed: JC

Drawn: AB

Reviewed: SA, JM

Date Issued:
 September 9, 2013

Revisions:

Sheet Title:
LANDSCAPE PERMIT PLANTING DETAILS

Sheet Number:
LP 1.2