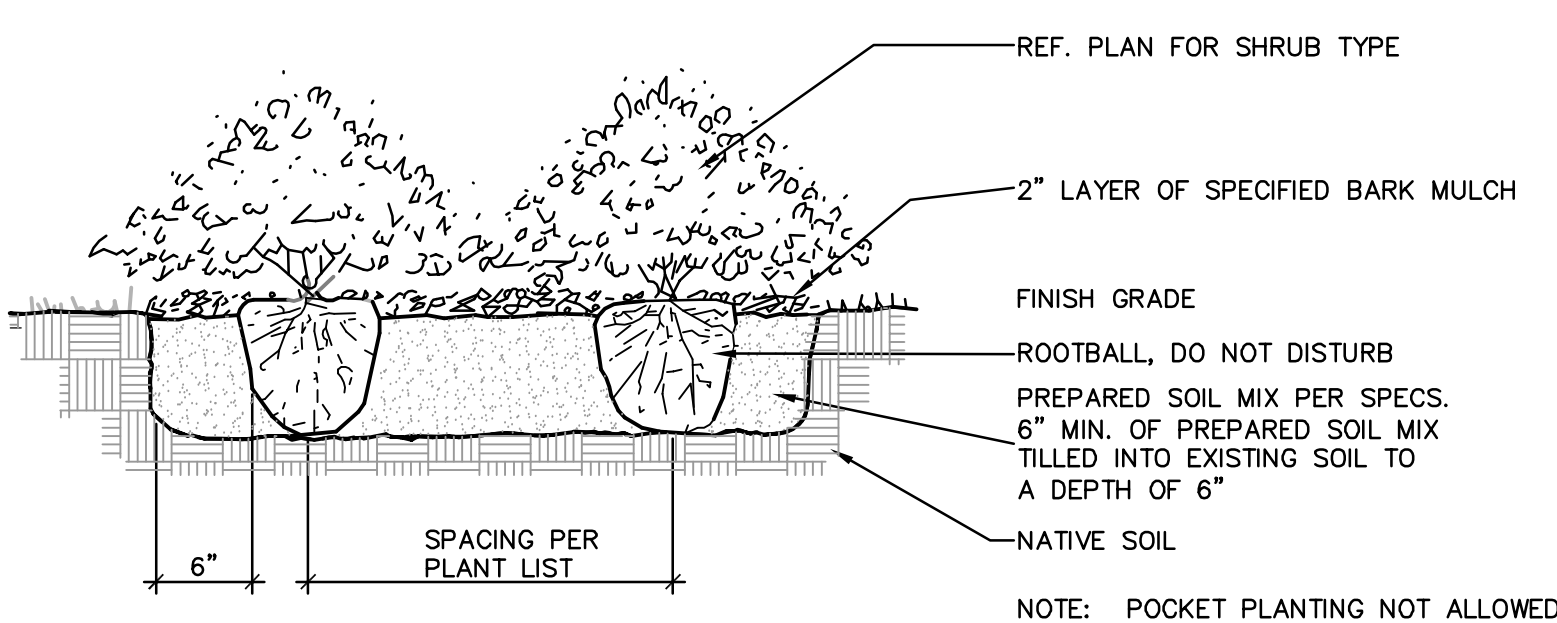
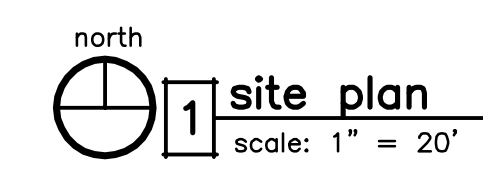


400 W. VIRGINIA STREET
(A 60.0' RIGHT-OF-WAY)



2 shrub/groundcover detail

NOTES:

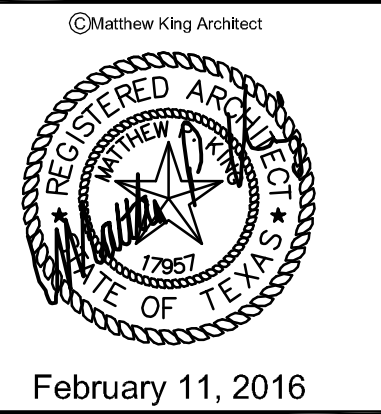
- 1) ALL FINISH GRADES TO BE BROUGHT TO TOP OF CURB BY GENERAL CONTRACTOR TO +/- 1/10'
- 2) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, STRUCTURES AND LINE RUNS.
- 3) REFER TO PLANTING PLAN FOR PLANTING LOCATIONS AND PLANT MATERIALS LEGEND FOR SPECIFICATIONS. PLAN QUANTITIES TAKE PRECEDENCE OVER LEGEND COUNTS.
- 4) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- 5) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS PROVIDED ON THESE DRAWINGS.
- 6) LANDSCAPE CONTRACTOR SHALL HAUL OFF AND REMOVE ALL OF HIS OWN DEBRIS FROM SITE.
- 7) ALL LANDSCAPE IS TO BE IRRIGATED BY AUTOMATIC UNDERGROUND SPRINKLER SYSTEM, CONTROLLED BY ELECTRONIC IRRIGATION CONTROLLER.
- 8) BED PREPARATION SHALL CONSIST OF INCORPORATING ONE 4 CUBIC FOOT BALE OF SPAGNUM PEAT MOSS AND ONE 3 CUBIC FOOT BAG OF LANDSCAPERS MIX PER 75 SQ. FT. INTO THE TOP SIX INCHES OF EXISTING SOIL.
- 9) ALL PLANT MATERIAL SHALL MEET AMERICAN NURSERY STANDARDS FOR HEIGHT AND WIDTH IN EACH CONTAINER SIZE. WITH THE EXCEPTION OF GROUND COVER BEDS, ALL PLANT MATERIAL SHALL BE MULCHED WITH 2" CEDAR MULCH (MINIMUM).
- 10) 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.

LEGEND:

PLANT #	PLANT NAME	SIZE	HEIGHT	SPREAD	SPACING	QTY.
RO	RED OAK - QUERCUS SHUMARDII	4" CAL	12'	4.5'	-	2
SOD	COMMON BURMUDA SOLID SOD OR HYDROMULCH					1062 SF
LJ	LIGUSTRUM JAPONICA - WAXLEAF LIGUSTRUM	3 GAL	24"	3'	36"	3

Matthew King
Architect

Phone: 469-742-0678
mattking@mkkingarchitect.com



February 11, 2016

Owner:
DFA 400 LLC
110 E. Louisiana Street #202A
McKinney, TX 75069
Phone: 972-562-0267

Project:
New Sales Room
3,040 sq ft

400 W. Virginia Suite 400
McKinney, Texas 75070

Scale: as noted
Issue For:
Permit: December 11, 2015
City Comments 1-26-16
City Comments 3-7-16
City Comments 3-11-16
City Comments 3-16-16

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By Planning Department at 1:25 pm, Mar 16, 2016