# LANDSCAPE MAINTENANCE REQUIREMENTS

The irrigation system shall be designed by a Texas licensed irridesign prior to installation. The system shall comply with the

**IRRIGATION NOTES** 

### LANDSCAPE PLANTING NOTES

EXISTING CONDITIONS: The Landscape Contractor shall be responsible for visiting the site prior to submitting Bid Proposal to become familiar with all conditions affecting the proposed work. The Landscape Contractor shall identify and review all underground utility locations prior to commencing work, shall exercise extreme caution when working close to utilities, and shall notify the Owner's representative of apparent conflicts with construction and utilities so that adjustments can be planned prior to installation. EXISTING TREES: Existing trees and shrubs shall be protected during construction. Larger trees are shown on drawings. Prior to commencing work, review with Owner's Representative the trees and shrubs to be protected.

AYOUT, GRADING AND TOPSOIL: The Contractor shall be responsible for transporting and placing topsoil as needed to provide minimum 4" depth topsoil for seed and sod areas. On-site topsoil shall be analyzed per the <u>Specifications</u> and will be re-used if the results of the analysis are acceptable to the Owner's Representative. Imported topsoil shall be 'chocolate' loam topsoil, refer to <u>Specifications</u>. The Landscape Architect, Contractor and Owner shall review and approve the extent of the work prior to commencement of installation topsoil, seed, and sod. All areas shall be fine graded to achieve positive drainage without puddles or standing water.

(g) the irrigation system has a City- a(h) an automatic rain shut-off device one-half inch (1/2") rainfall;

shuts off the irrigation system automa

ated based on plant water

an irrigation emission device (such as spray, rotor, or drip emitter) does not exceed the ended operating pressure; and
) no component of the irrigation system deviates from the manufacturer's recommended

The Landscape Contractor shall excavate fully prepared plant beds as required to accommodate a full 6" of prepared soil and 3" mulch layer. DO NOT EXCAVATE WITHIN ROOT ZONES OF EXISTING TREES. Stones larger than 1" diameter shall be removed and disposed of. Following excavation, place prepared soil in these plant beds. Prepared soil shall consist of 4" imported 'chocolate' loam topsoil and 2" Back-to-Earth Soil Conditioner, thoroughly blended together. This mix shall be used to backfill planting pits of all pit-planted shrubs and trees. The Landscape Contractor shall be responsible for accurately laying out the plant beds and lawn areas by scaling the Drawings. Layout shall be painted or staked on the ground for review and approval of Owner's Representative prior to excavation. Following approval of layout, closely coordinate the installation of the imgation system to conform to the approved layout.

4. WEED CONTROL: Prior to preparing seeded areas and plant beds, eradicate all weeds, briars and vines per the approved integrated Pest Management Plan.

5. MULCH: Following planting, mulch "fully-prepared" beds and basins of pit-planted with a 3" layer of shredded hardwood mulch.

6. PLANTS: All plants shall be nursery grown, Crade 1 plants meeting Nurseryman Association Standards, typical in shape and size for species. Plants shall not be root-bourn nor loose in their containers. Handle all plants with care in transporting, planting and maintenance until inspection and final acceptance. Planting pits for 1 and 5 gallon shrubs shall be at least 8" larger in diameter than the container size Larger container size and B&B plants shall be planted in pits at least 18" larger in diameter than the ball size. Plants shall be planted in pits at least 18" larger in diameter than the ball size. Plants shall be planted in pits at least 18" larger in diameter than the ball size of plants which have died or partially died (thereby ruining their natural shape), but shall not include damage by vandalism, browsing, hall, abnormal

(a) a chart containing zone numbers,(b) the location of the emergency irrigant inside the irrigant inside irrigant irriga

igation system shut-off valve. A lam ation controller door.

copy of the

and provide an as-built design plan and water budget to the City ormed. The water budget shall include:

If pruning occ representative	ccurs, remove all t	If pruning occurs, remove all the debris offsite or chip and spread in areas approved by representative.	spread in areas approved by t	the owner's	
PLANT LIST					
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
7	ГО	Quercus virginiana	Live Oak	6" cal.	
10	PEC	Carya illinoinensis	Pecan	2.5" cal.	
	во	Quercus macrocarpa	Bur Oak	3" cal.	
4	SW	Plantanus mexicana	Mexican Sycamore	3" cal.	
13	CE	Ulmus crassifolia	Cedar Elm	3" cal.	
	AO	Bauhinia lunariodes	Anacacho Orchid Tree	2" cal.	
	TRB	Cercis canadensis var. 'texensis'	Texas Redbud	2" cal.	
	DW	Chilopsis linearis	Desert Willow	2" cal.	Multi-trunk
	CM-M	Lagerstroemia indica	Crape Myrtle 'Natchez'	2" cal.	Multi-trunk
	MP	Prunus mexicana	Mexican Plum	2" cal.	
	ML	Sophora secundiflora	Texas Mountain Laural	2" cal.	
	BB	Buddleia davidii	Butterfly Bush	#5	
	TS	Leucophyllum frutescens	Texas Sage	#5	
	RM	Rosmarinus officinalis var. prostrata	Trailing Rosemary	#5	
	RY	Hesperaloe parviflora	Red Yucca	#5	
	ISO	Chasmanthium latifolium	Inland Sea Oats	#3	
	GM	Muhlenbergia capillaris	Gulf Muhly	#3	
	BM	Muhlenbergia lindheimeri	Big Muhly	#5	

### ZILKER LOFTS

	PECAN 17IN	1166
	- 1	++60
	-	1159
	CHINABERRY 8 IN	1143
Z	- PAPER MULBERRY 5 IN4 IN3 IN	1142
	- HACKBERRY 26 IN	1135
	- HACKBERRY 14IN(DEAD)-	1134
	HACKBERRY 18IN	1133
(ACED)	- HACKBERRY 14IN16IN(DAMACED	1132
Ĭ	HACKBERRY 14IN6IN(DEAD)	1128
	- HACKBERRY 12IN	1127
	ELM 8IN	1126
	- HACKBERRY 16 IN14 IN	1125
	HACKBERRY 18IN	1124
	- AMERICAN ELM 12IN5IN	1122
	CHINABERRY 9IN	1120
	HACKBERRY 12IN	1119
	CHINABERRY 9IN	1118
	CHINABERRY-8IN	1117
	CHINABERRY 8 IN	1116
	- HACKBERRY 14IN12IN	1115
	- HACKBERRY 14IN	1114
	- AMERICAN ELM 20IN	1112
	CHINABERRY 7IN	1110
CED)	CHINABERRY 9IN7IN(DAMACED	1108
	CHINABERRY 9IN8IN7IN	1107
	- HACKBERRY 18 IN	1106
	- HACKBERRY 10IV	1105
	HACKBERRY-20IN(DEAD)	1104
	CHINABERRY 9IN	1103
	HACKBERRY 18IN	1102
	PECAN 29IN	1101
	לורוירוי רטו וט ווורר רוטי	

## 9 | | |

PINE 12 I N

The removal and replacement the separate project permits:

ZILKER PARK LOFTS-SITE PLAN

New parking is not visible from

REPLACEMENT

**ALCULATIONS** 

**BUFFERING REQUIREME** 

STN

MEDIANS,

0R

LANDSCAPE

CALCULAT

SNOI

PER

P.A.R.D.

**AGREEMENT** 

**EFFECTIVE**Required

MARCH 2008
Provided

CHINABERRY 7 UNKNOWN 15 I N Y 8IN8IN9IN 7IN8IN

TREE

REPLACEMENT CALCUL

ZILKER

PARK LAND

BUTLER

SHORE

HACKBERRY HACKBERRY HACKBERRY 1 9 I N N I N

% %

BOXELDER 1 HACKBERRY 10IN 10IN

TREE

REPLACEMENT

CALCUL

SHORES PARKLAND

REPLACEMENT

below

BUTLER

R SHORES TREE LIST

1 8 1 0 1 8 1 1 2

HACKBERRY HACKBERRY HACKBERRY 38 I N 9 9 8 I I I Z Z Z 27 I N

2670 2671 2672 2673 2673 2674 2675 2667 <del>2668</del> 2669 PECAN 42IN
PECAN 25IN
PECAN 20IN
PECAN 52IN S
AMERICAN ELM
SOAPBERRY 6I HACKBERRY SICK

13 I N 10 I N TREE LANDSCAPE

1820

\_M 39IN 6IN8IN10IN

NOTES:

1. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

2. SAUCERS TO BE CIRCULAR IN SHAPE AND CONSISTENT IN SIZE SLOPE SIDES TO GEN UNIFORM PROFILE

3. FOR STREET TREES, ALIGN STAKES PARALLEL TO CURB. STAKES FOR OTHER TREES TO ALIGNED IN DIRECTION OF PREVALENT WINDS.

SPREAD 10 GAUGE STRANDED GALVANIZED -GUYING WIRES RUBBER HOSE TO PROTECT TRUNK -TURNBUCKLE (TYP) OVERALL HT.

WATER & TAMP TO REMOVE AIR POCKETS TREE PLANTING

AKE ABOVE FIRST BRANCHES R AS NECESSARY FOR FIRM JPPORT

폭

7

'Tif 419'

Tif 419'

1167 2665

PECAN PECAN

25 I N 45 I N

#1

GCP AS-R

Lantana montevidensis

Trailing Lantana

Purple Coneflower

BUTLER SHORES TREE LIST

1173 1174 1175 1176 1176 1177 1177 1178 1180 1181 1182 1185

APPENDIX O: APE/IRRIGATION NOTES

າtal Criteria Man

A new commercial and multi-family irrigation system must be designed and installed so that:

a) there is not direct overspray onto non-irrigated areas;

b) the system does not include spray irrigation on areas less than six (6) feet wide (such as strips, and parking lot islands)

devices are set back at least six (6) inches

the irrigation system has a master valve;

HACKBERRY HACKBERRY HACKBERRY

CALCULATIONS PER UPDATED BUTLER SHORES

**ALCULATIONS** 

TREE DESCRIPTION REPLACEMENT REPLACEMENT

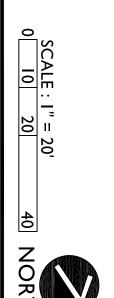
**BUTLER SHORES PARKLAND** 

GROUND COVER

\*A 2" LAYER OF CLEAN UNCOMPACTED DG MULCH MAY BE USED AS MULCH IN SELECT LOCATIONS.

RADE LADE BSOIL

SHRUB BED PLANTING



PLANTING NOTES AND DETAILS

08/01/12

### Butler Shores at Town Lake Metropolitan Park

200 S. Lamar Austin, TX 78704

