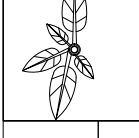



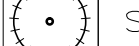
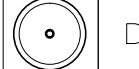
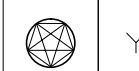
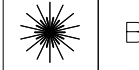
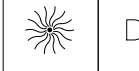
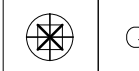
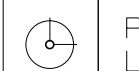
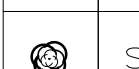
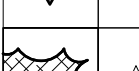
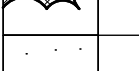
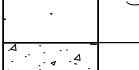
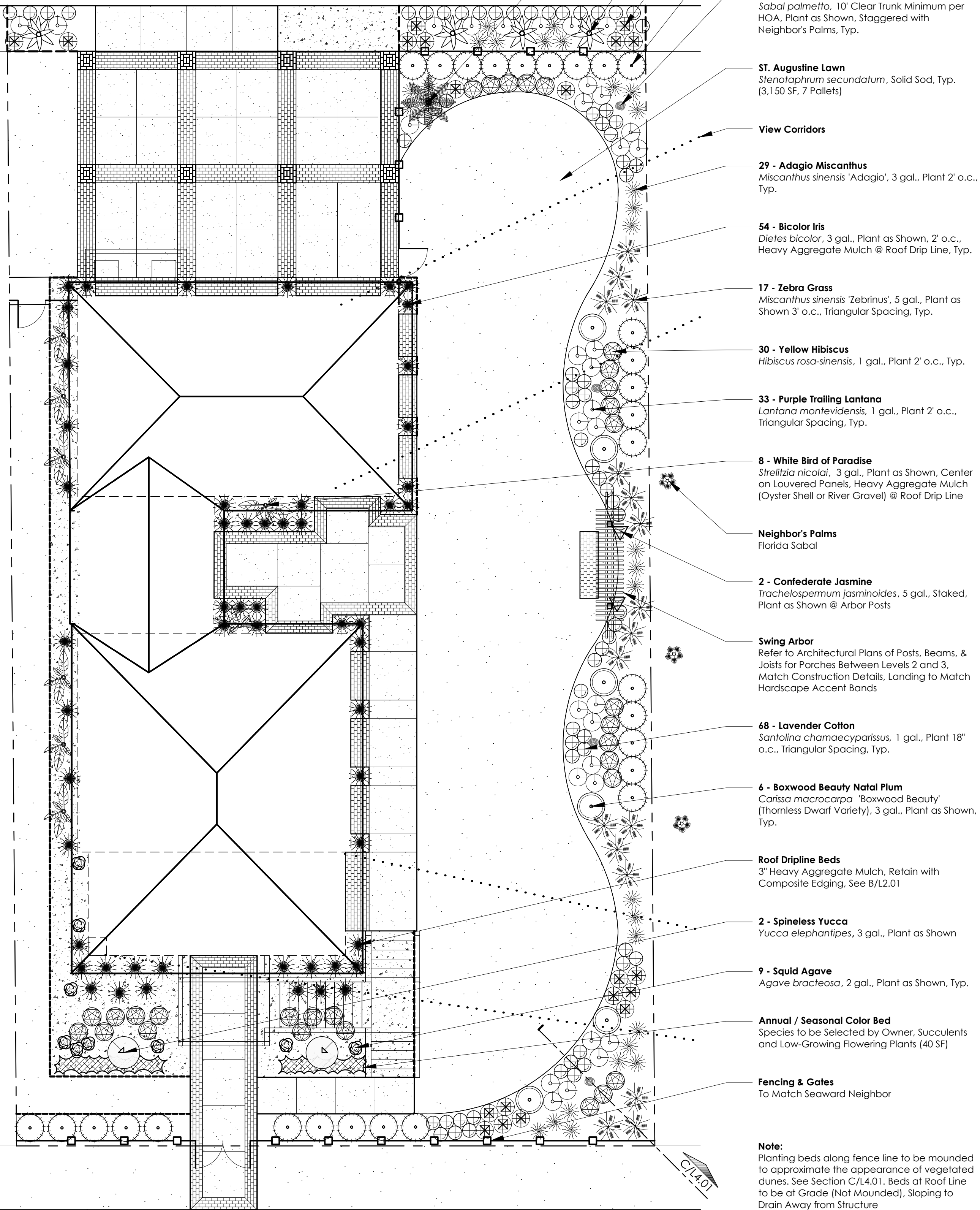


	CANARY ISLAND DATE PALM
	BIRD OF PARADISE (NICOLI)
	SABAL PALM
	SPINELESS YUCCA
	BLUE AGAVE
	SEA GRAPE
	DWARF NATAL PLUM
	YELLOW HIBISCUS
	BUTTERFLY IRIS
	ZEBRA GRASS
	DWARF MISCANTHUS
	GULF MUHLY
	PURPLE TRAILING LANTANA
	LAVENDER COTTON
	SQUID AGAVE
	CONFEDERATE JASMINE
	ANNUAL BEDS
	ST. AUGUSTINE SOD
	AGGREGATE



Armbrister Residence Landscape Plan  
3815 Grand Avenue  
Galveston, Texas

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Issue / Revisions

No.	Date	Description
1	8/24/2017	Design Development
2	9/25/2017	Bid Set

Seal

Drawing Title

Layout Plan

Issue Date:

Project Number:

Reviewed By: RRS

Drawn By: RRS

Drawing Number

L2.01



## Landscape Notes

### Preparation

Landscape contractor and representative of owner shall be responsible for verifying the correct location of all underground utilities, pipes, structures, and line runs in the field prior to the installation of any plant materials.

### Coordination

Landscape contractor shall be responsible for any coordination with other contractors on site as required to accomplish all planting operations.

### Verification

Contractor is responsible for all quantities per drawings and specifications by the landscape architect. Plant quantities have been provided as a convenience only and shall not be considered absolute. Landscape architect to be notified if discrepancies occur. Otherwise, the contractor is to bid their own verified quantities.

### Grading & Drainage

Landscape architect assumes no responsibility for failure of any hardscape amenity such as walks, entrances to structures, and planter beds formed or enclosed by edging and flatwork, which do not drain due to improper set up of elevations during construction. Landscape contractor is responsible for fine grading and verifying that the site has positive drainage prior to and after planting.

### Standards

All plant material shall conform to the sizes given in the plant schedule and shall be nursery grown in accordance with the "USA Standard for Nursery Stock", latest edition. All planting shall be in accordance with standard American Association of Nurserymen procedures and specifications. Any plant substitution shall be approved by landscape architect.

### Irrigation

Contractor to install new irrigation system to provide 100% coverage of all landscape areas. Install new controller as required, sized to allow for future development. The contractor shall visit site to determine requirements prior to bid.

### Plant Locations

Refer to planting plan for planting locations and plant schedule for specifications. Plant material location to be staked in the field and approved by landscape architect prior to planting.

### Warranty

All plant material to be guaranteed for a period of one year from substantial completion and acceptance by the owner.

### Planting Beds

All beds are to be left 1" below finished grade of adjacent pavement by general contractor, removing all unwanted debris. Landscape contractor responsible for maintaining positive drainage of bed area. Till existing soil to 8" depth and rake level. Install Planting Mix (or approved equal) to a depth of 3". Pocket plant all shrubs and ground cover.

### Planting Soil Mixture

Planting soil mixture to be as follows:

Lawn Areas: 3" depth Top Soil with Compost; Till to 6" depth, Rake Smooth

Beds at Grade: 3" depth Planting Mix; Till to 8" depth

Raised Planters: 50 / 50 mix of Potting Soil and Screened Compost

Raised Planters with Roses or Azaleas: Rose Soil

Pots / Containers: Potting Soil

All planting soil mixes available from Living Earth, League City, Texas

### Fertilizer

Add fertilizer tablets to all trees and shrubs, one tablet per 1/2" caliper for trees and one tablet per 12" of height or spread for each shrub at installation. Fertilize ground cover and seasonal color with 10-10-10 fertilizer at 1" actual nitrogen per 1000sf. Fertilize turf grass with 16-20-0 fertilizer at 1# actual nitrogen per 1000sf.

### Pruning

All trees to be pruned at installation to remove dead and unsightly limbs. All trees are to match in height, spread, and clear trunk and shall have straight trunks.

### Mulch

After installation of all plant material mulch beds and tree wells to 3" depth with a shredded hardwood mulch (min. 80% decomposed).

### Topsoil

Topsoil shall be natural, fertile, friable soil possessing characteristics of representative productive soils in the vicinity. It shall not be excessively acid or alkaline or contain toxic substances which may be harmful to plant growth. Topsoil shall be without admixture of subsoil and shall contain a minimum of lumps, stone, stumps, roots of similar substances one inch or more in diameter. Topsoil shall be free from weeds and other noxious materials. Topsoil shall not be stripped, collected or deposited while wet. Spread topsoil where necessary to fill low areas to achieve positive drainage.

### Staking, Guying & Tree Staples

All trees are to be staked and guyed through the one year warranty at which time the owner shall determine if removal is necessary.

### Maintenance

Landscape contractor shall be responsible for maintaining all landscaping in accordance with standard horticultural procedures, including irrigation as necessary, until substantial completion and acceptance by the owner.

### Turf Grass

Finish grade to be 1" below all paving, curbs, steel edging, etc., roll both directions after installation. Fill in all low areas and lower high areas. All turf grass areas to have 100% positive drainage. Install turf grass as specified in specifications. Insure turf grass receives proper irrigation during specified maintenance period.

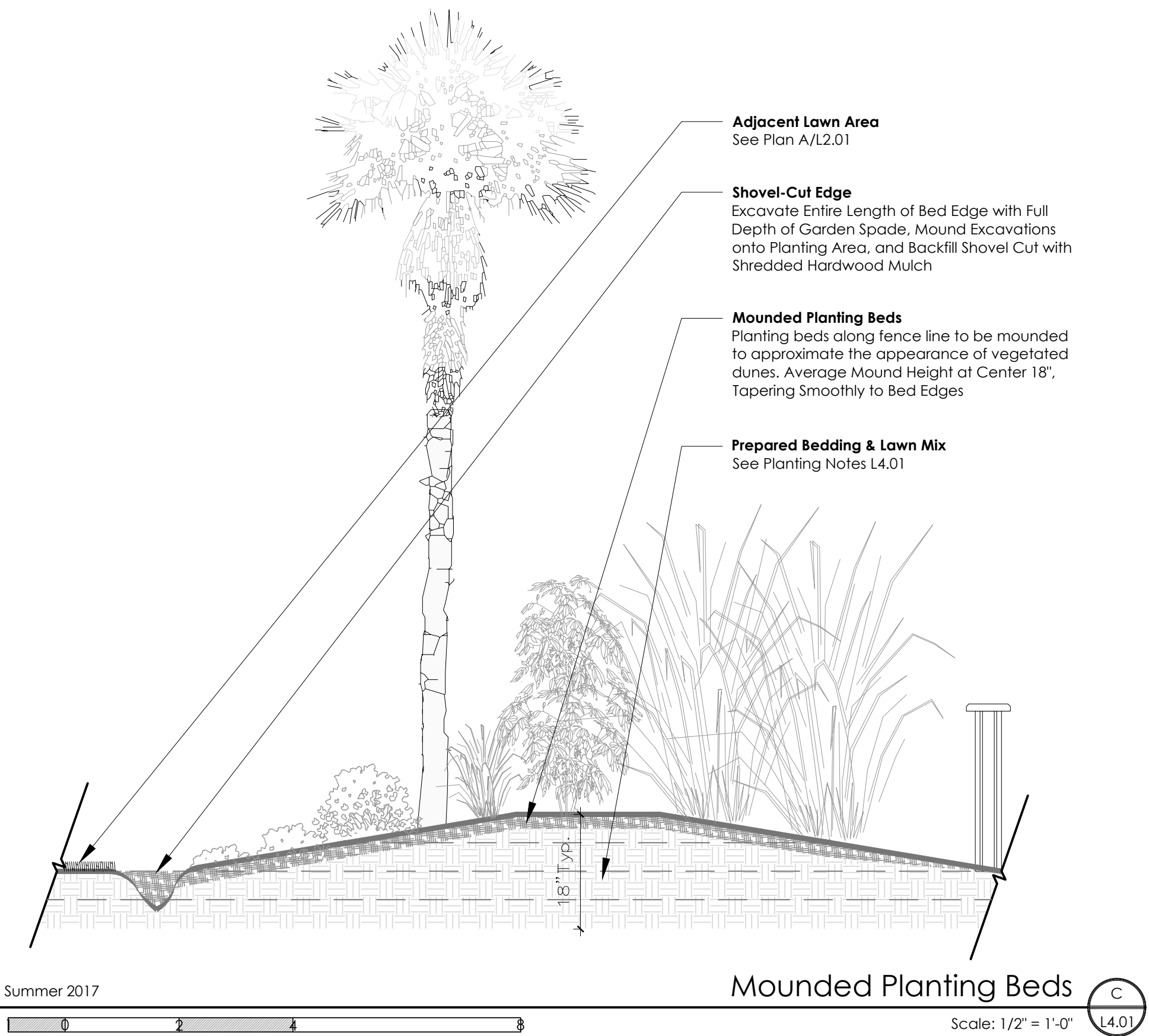
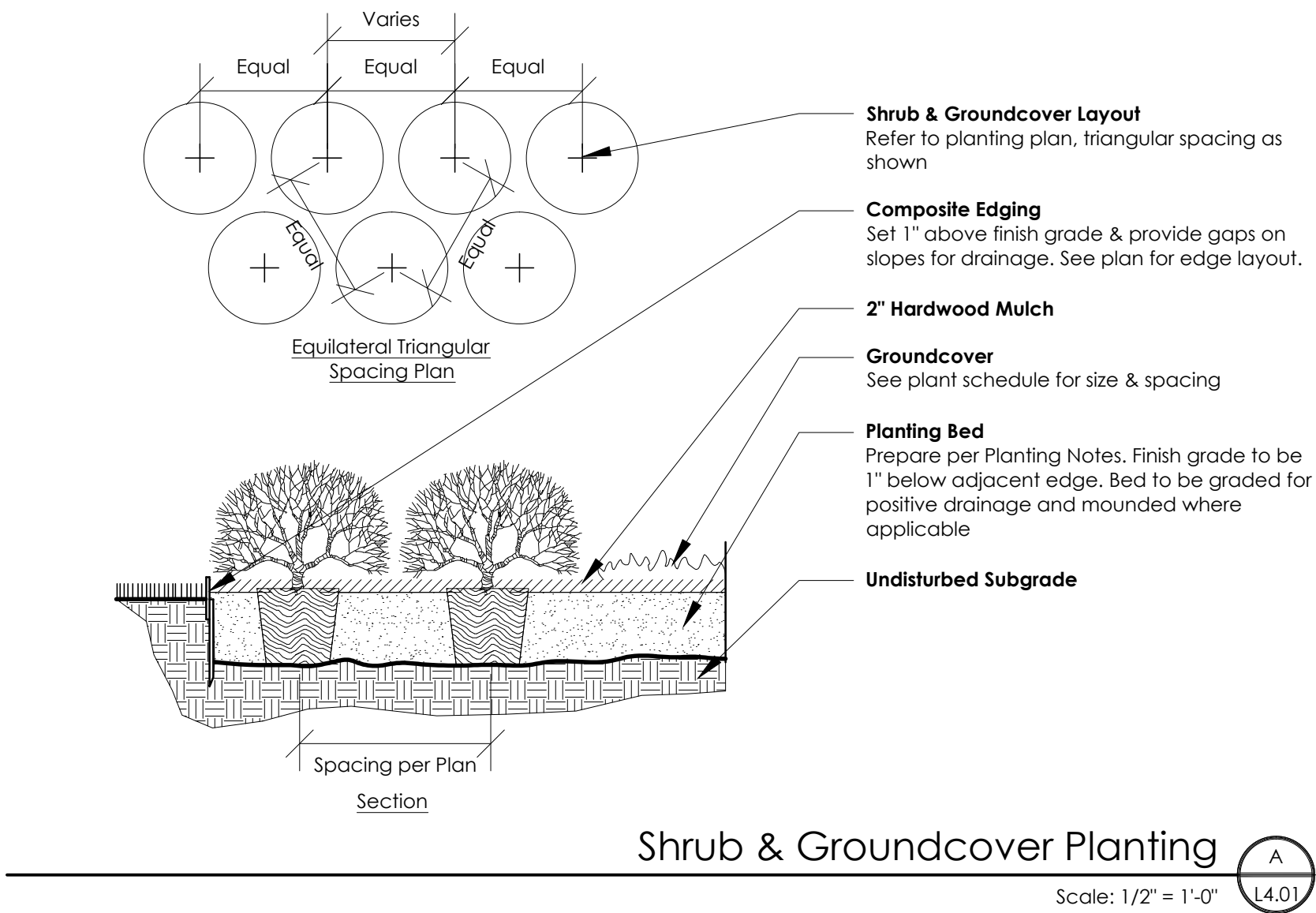
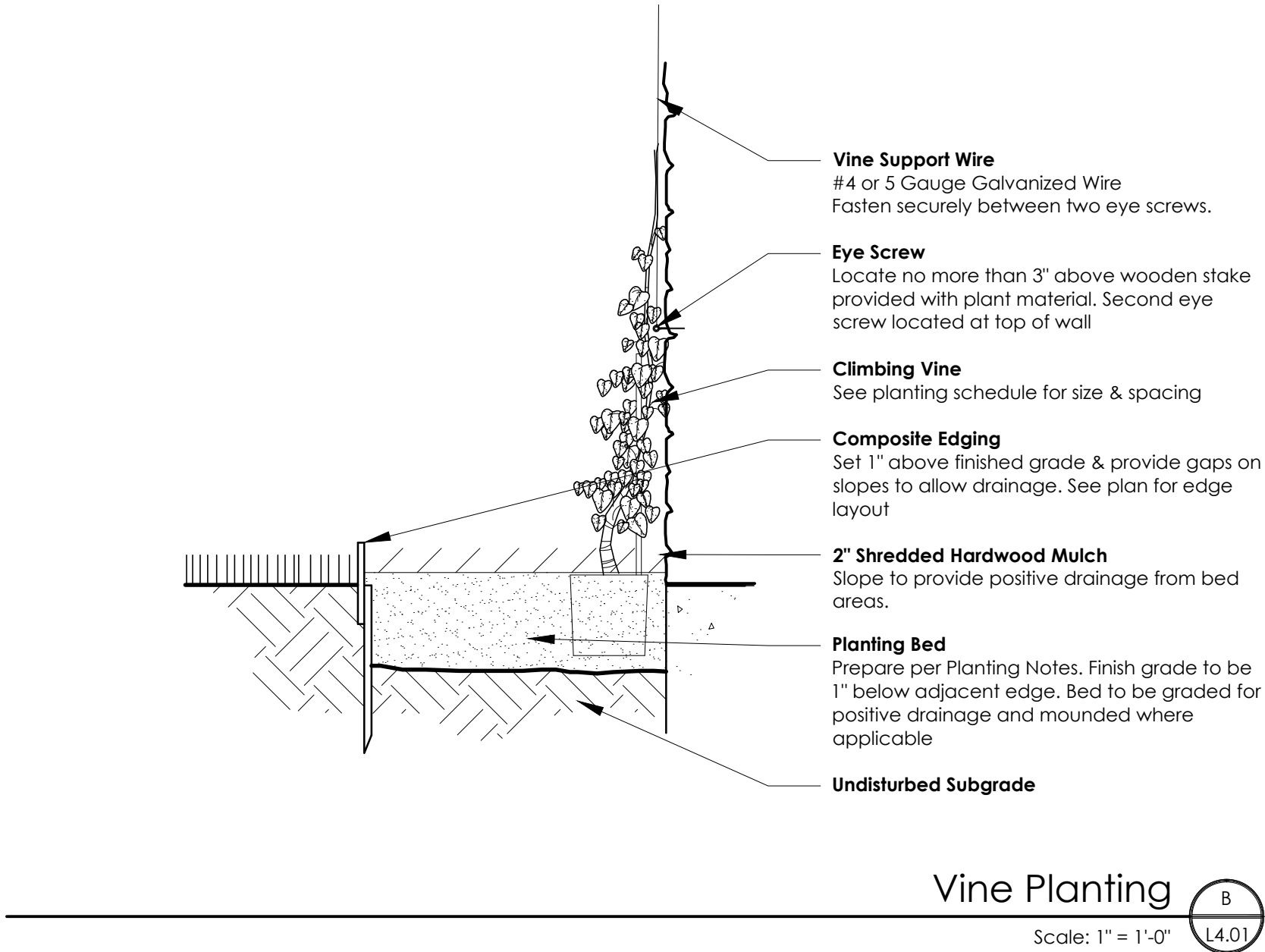
## Bid Instructions

### Quantities

Landscape contractor shall include the following material quantities as separate bid line items:

- Lawn  
3,150 Square Feet with 3" Topsoil with Compost = 30 Cubic Yards Topsoil with Compost
- Beds  
1,300 Square Feet with 3" Planting Mix = 13 Cubic Yards Planting Mix  
1,300 Square Feet with 3" Hardwood Mulch = 13 Cubic Yards Hardwood Mulch  
700 Square Feet @ Roof Drip Line with 3" Planting Mix = 7 Yards Planting Mix

Plant Schedule					
Plant Quantity	Common Name Botanical name	Size Min.	Height Min.	Spread Min.	Comments
Palms					
1	Canary Island Date Palm <i>Phoenix canariensis</i>	10 gal.	36"	N/A	Container Grown, Full & Well-Rooted, Single-Trunk
4	Florida Sabal <i>Sabal palmetto</i>	10' Clear Trunk	10' Clear Trunk	N/A	Sized to Meet Beachside Village HOA Requirements, Provide Support Until Established
Shrubs & Perennials					
4	Blue Agave <i>Agave americana</i>	5 gal.	1'	8"	Full & Well Rooted Plant as Shown
9	Squid Agave <i>Agave bracteosa</i>	2 gal.	3"	8"	Full & Well Rooted Plant as Shown
6	Dwarf Natal Plum <i>Carissa macrocarpa</i> 'Boxwood Beauty'	1 gal.	6"	8"	Full & Well Rooted Plant as Shown 3' o.c., Triangular Spacing
29	Sea Grape <i>Coccoloba uvifera</i>	5 gal.	2'	1'	Full & Well Rooted Plant 3' o.c.
54	Bicolor Iris <i>Iris bicolor</i>	3 gal.	18"	1'	Full & Well Rooted Plant as Shown 2' o.c.
30	Yellow Hibiscus <i>Hibiscus rosa-sinensis</i>	1 gal.	8"	6"	Full & Well Rooted Plant 2' o.c., Triangular Spacing, Not Red Throated
33	Purple Trailing Lantana <i>Lantana montevidensis</i>	1 gal.	6"	8"	Full & Well Rooted Plant 2' o.c., Triangular Spacing
68	Lavender Cotton <i>Santolina chamaecyparissus</i>	1 gal.	3"	6"	Full & Well Rooted Plant 18" o.c., Triangular Spacing
8	White Bird of Paradise <i>Strelitzia reginae</i>	3 gal.	3'	2'	Full & Well Rooted Plant as Shown, Center on Louvered Panels
2	Spineless Yucca <i>Yucca elephantipes</i>	3 gal.	1'	1'	Full & Well Rooted Plant as Shown, Equally Spaced from Front Walkway
Ornamental Grasses					
17	Zebra Grass <i>Miscanthus sinensis</i> 'Zebrinus'	5 gal.	2'	1'	Full & Well Rooted Plant 3' o.c., Triangular Spacing
29	Adagio Miscanthus <i>Miscanthus sinensis</i> 'Adagio'	3 gal.	1'	1'	Full & Well Rooted Plant 2' o.c., Triangular Spacing
20	Gulf Muhly <i>Muhlenbergia capillaris</i>	3 gal.	1'	1'	Full & Well Rooted Plant 2' o.c., Triangular Spacing
Vines					
2	Confederate Jasmine <i>Trachelospermum jasminoides</i>	5 gal.	n/a	n/a	Staked, Refer to Planting Detail B/L4.01
Turfgrass					
7 Pallets	St. Augustine Grass <i>Stenotaphrum secundatum</i>	Solid Sod	n/a	n/a	Refer to Planting Notes



# Armbrister Residence Landscape Plan 3815 Grand Avenue Galveston, Texas

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#### Issue / Revisions

No.	Date	Description
1	8/24/2017	Design Development
2	9/25/2017	Bid Set

Seal

Drawing Title

## Planting Details & Notes

Issue Date:

Project Number:

Reviewed By: RRS

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Drawing Number

# L4.01



Armbrister Residence Landscape Plan  
3815 Grand Avenue  
Galveston, Texas

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Issue / Revisions		
No.	Date	Description
1	8/24/2017	Design Development
2	9/25/2017	Bid Set

Seal

Drawing Title

Irrigation

Issue Date:  
Project Number:  
Reviewed By: RRS  
Drawn By: RRS

Drawing Number

L6.01

### Irrigation Notes

- Contractor to field verify dimensions before trenching. If any discrepancies exist, notify designer before proceeding. Any increase in costs due to alteration of the system without verification from designer, becomes the responsibility of the contractor.
- Reference Landscape Plan and Site Plan for existing conditions. Contractor is responsible for verifying the location of all underground utilities with the proper agencies and with the General Contractor. Coordinate system installation with General Contractor.
- Reference Landscape Planting Plan for location of existing trees, new trees, shrub and bed locations, etc.....
- Refer to manufacture specifications and plan details for proper installation procedures of specified equipment.
- Contractor is responsible for obtaining and coordinating all permits and fees required by city and/or state codes for system installation.
- The piping routes and remote electric valve locations are drawn diagrammatic in some areas for design clarity.
- Coordinate sleeve installation with General Contractor. All sleeves are to be PVC Sch 40 solvent weld pipe. Size, location, and quantity are shown on the plan.
- Install all heads and valve boxes perpendicular to finished grade. Compact soil firmly around all heads and valve boxes. Settle all trenches by water injection and tamping. Irrigation Contractor to be responsible for the filling of all settled trenches for one year.
- Connect spray heads to lateral piping by use of flexible solvent weldable PVC tubing using solvent with primer or approved equal.
- Flush all piping before installing shrub head nozzles, spray rotors and quick coupling valves of all debris and soil. After nozzle installation, adjust arc and spray patterns for proper coverage and operation.
- Electrical power for controller to be installed by General Contractor to junction box at controller location (120 volt, 20 amp service). All valve wires to be UL-UP 14G signal wire (with one color for common, and another color for valves). Extend one extra common and two extra valve wires to the last valve(s) of the system.
- Contractor to prepare "as built" plans clearly showing the dimension and locations of remote electric valves, quick coupler valves, sleeves, and valve wiring. Plan also to show zones operated by each valve.
- Install lateral lines servicing sprinkler heads along street curbs 3'-0" from pavement edge.
- Install mainline a minimum of 3'-0" from all pavement.
- All sprinkler heads and lateral lines to be installed 1'-6" from alley pavement edge.
- Do not install any irrigation system component within 3'-0" of a water utility.
- Any irrigation over spray from sprinkler heads within the right-of-way is prohibited.
- All sprays and rotors to be attached to lateral lines using 1/2" PE flexible swing line tubing.
- IRRIGATION CONTRACTOR IS RESPONSIBLE TO PROVIDE 100% COVERAGE OF ALL LANDSCAPING. IRRIGATION SYSTEM DESIGN MAY BE MODIFIED TO REFLECT CHANGES TO THE SITE, BUILDING(S), AND PAVEMENT THAT OCCUR DURING CONSTRUCTION. NOTIFY IRRIGATION SYSTEM DESIGNER IF MAJOR IRREGULARITIES OCCUR.
- IRRIGATION CONTRACTOR TO VERIFY STATIC WATER PRESSURE PRIOR TO INSTALLATION. NOTIFY IRRIGATION SYSTEM DESIGNER IF STATIC PRESSURE IS LESS THAN DESIGN WORKING PRESSURED.
- IRRIGATION CONTRACTOR TO OBSERVE ALL STATE AND LOCAL REGULATIONS. STRICKLIN LANDSCAPE ARCHITECTURE DOES NOT ACT AS CONTRACTOR IN ANY WAY AND WILL NOT BE RESPONSIBLE FOR POOR CRAFTSMANSHIP OR NONCONFORMING INSTALLATION.

