The Reserve at Penley Park

Pflugerville, Texas

Owner

Frank Severino
Penley Park Development Company
6 Deannas Way
Tinton Falls, NJ 07724

Design Team



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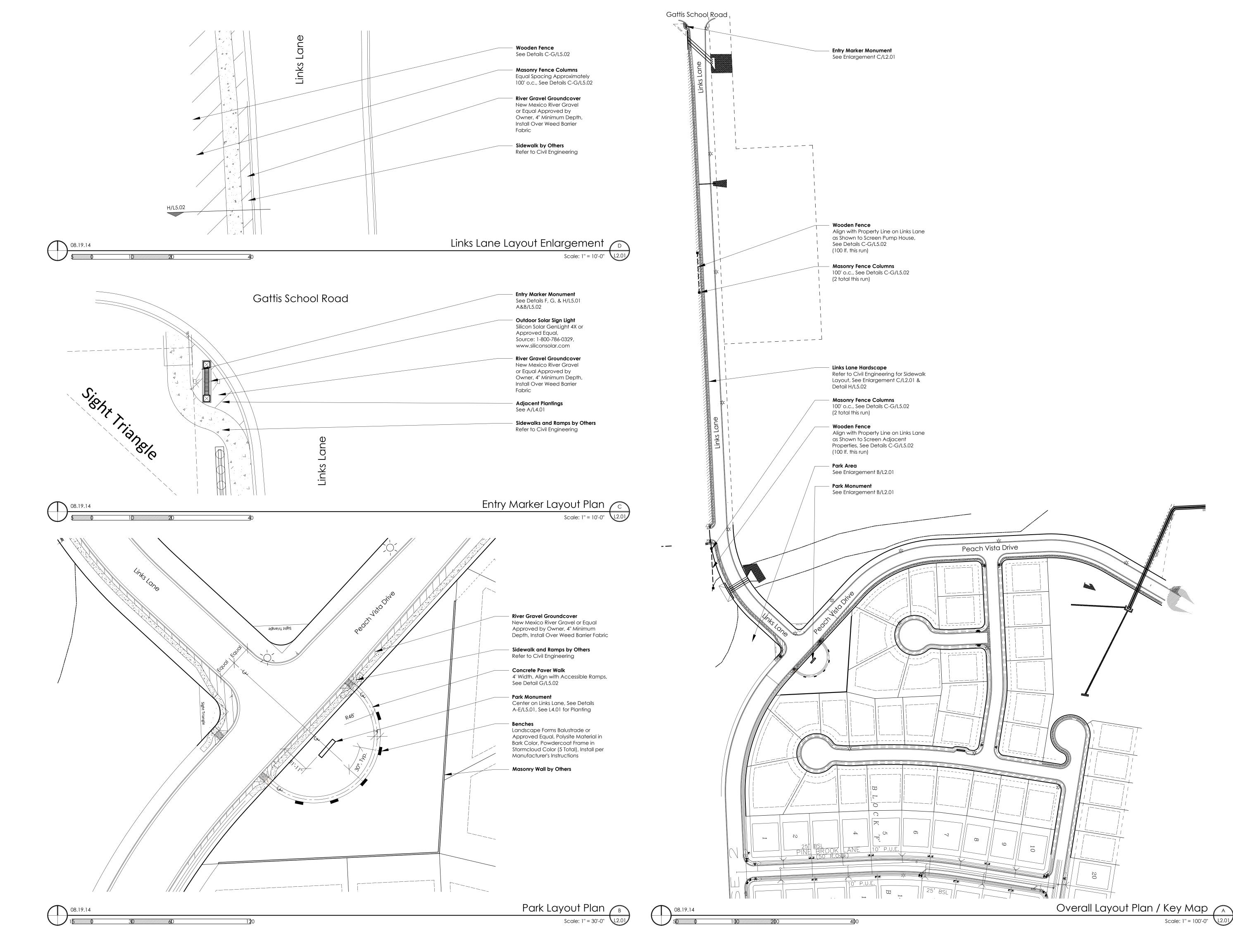
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Landscape Construction Plans

August 19, 2014

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The Reserve at Penley Park 4135 Gattis School Road

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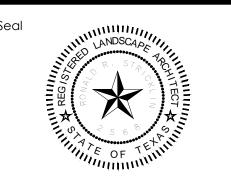
Issue / Revisions

No. Date Description

1 07/11/2014 Review Set

2 07/25/2014 Review Set

2 07/25/2014 Review Set
 3 08/14/2014 Progress Set
 4 08/19/2014 Regulatory Issue



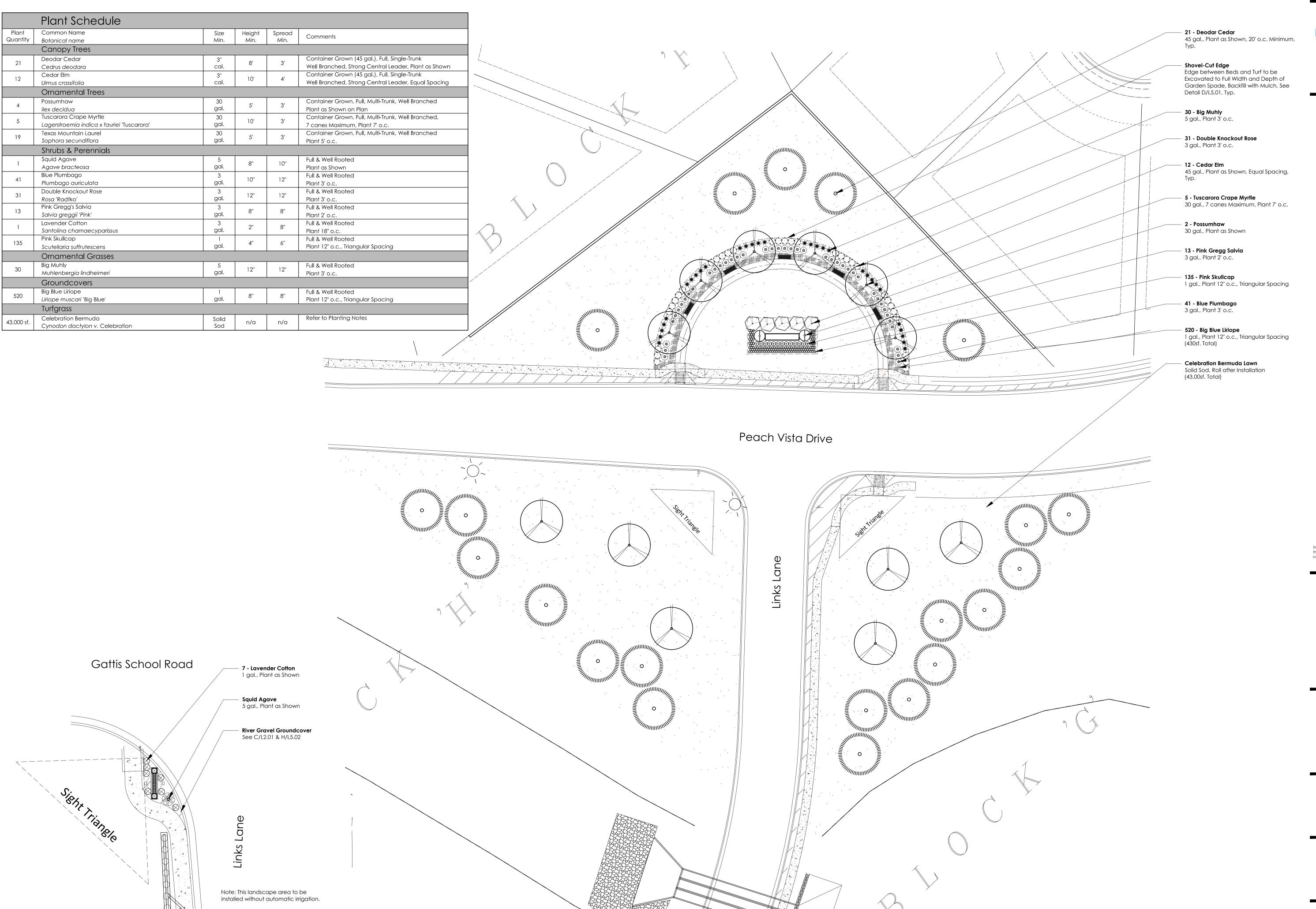
Drawing Title

Layout Plan

Issue Date: 08/19/2014
Project Number:
Reviewed By: RRS
Drawn By: RRS

Drawing Number

L2.01



Entry Marker Planting Plan

An Scale: 1" = 10'-0"

L4.02



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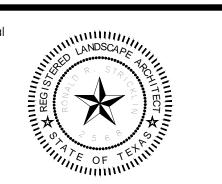
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Issue / Revisions

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Drawing Title

Planting Plan & Plant Schedule

Issue Date: 08/19/2014
Project Number:
Reviewed By: RRS
Drawn By: RRS

Drawing Number

Park Planting Plan

L4.02

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 smooth. Install Triple Power Compost from Organics by Gosh (or approved equal) to a depth of 2". Thoroughly till to incorporate compost. Rake smooth and plant per plans.

Planting Soil Mixture

Planting soil mixture to be as follows:

Beds at Grade: 2" depth Triple Power Compost; Till to 8" depth

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

Raised Planters with Roses or Azaleas: Flower & Garden Soil Mix from Organics by Gosh

Pots / Containers: Potting Soil

All planting soil mixes available Organics by Gosh Austin, 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 2" depth with a shredded hardwood mulch (min. 80% decomposed).

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

Staking, Guying & Tree Staples

fill low areas to achieve positive drainage.

All trees are to be staked and guyed or stapled as shown through the one year warranty at which time the owner shall determine if removal is necessary (refer to planting details).

Maintenance

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

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.

IMPORTANT!!!

Trees

All trees shall comply with the latest amended edition of the "American Nursery Association Recommended Tree Specifications."

Quantities

All contractors to verify and bid their own quantities. If any discrepancies are found on plans, notify landscape architect immdeiately.

Irrigation Required

All landscape areas to be automatically irrigated unless otherwise noted on plans.



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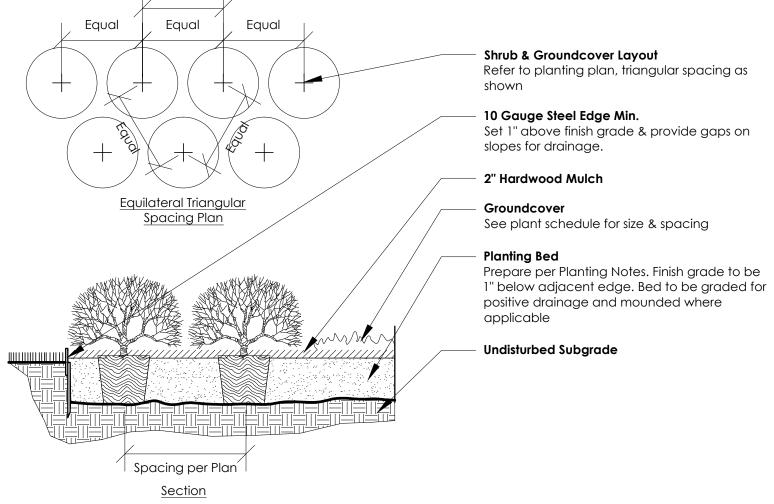
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Description

& Notes

08/19/2014



Shrub & Groundcover Planting

Perform percolation test for each tree pit. Provide gravel sump, filter fabric, & stand pipe if drainage does not occur with in 24 hrs. No tree shall be planted closer than 5'-0" from the edge of asphalt or concrete. 4" SCH 40 PVC Stand Pipe Top stand pipe to be flush w/ finish mulch level. Stand pipe to be 90° to level grade. Drill Hole in Cap for Removal. 3/4 to 2" Aggregate Auger 1' hole & wrap with filter fabric. **Undisturbed Subgrade**

Perform percolation test for each tree pit. Provide gravel sump, filter fabric, & stand pipe if drainage does not occur with in 24 hrs. No tree shall be planted closer than 5'-0" from the edge of asphalt or concrete. Primary Root Flare to Remain Exposed 2 (Model TS42) per Tree (>30 gal.) Install per manufacturers's instructions. 2" Hardwood Mulch Extend to outside edge of tree basin. 20% Compost & 80% Native Soil Bottom 2/3 of Backfill 100% Native Soil Temporary Tree Basin Grade from edge of tree pit outward until a smooth transition is achieved. All tree basins to be approved by landscape architect after installation. Scarify Sides & Bottom of Pit Undisturbed Subgrade Smooth Transition Width of Rootball + 24"

Prepare per Planting Notes. Finish grade to be

1" below adjacent edge. Bed to be graded for

Slope to provide positive drainage from bed

Full Width and Depth of Garden Spade, Backfill

positive drainage and mounded where

3" Shredded Hardwood Mulch

applicable

Finish Grade

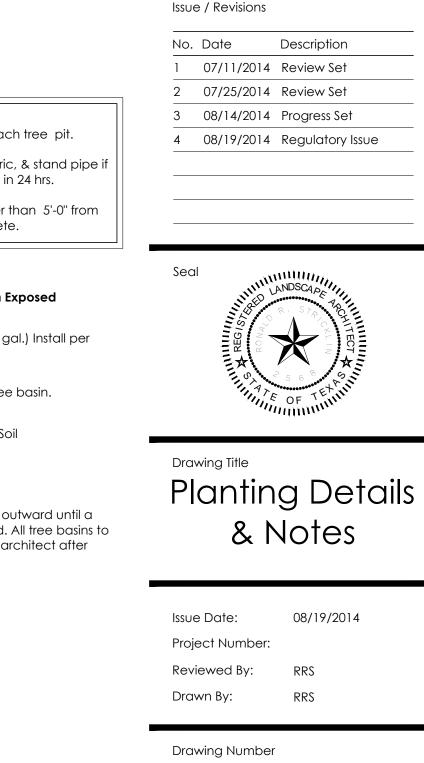
with Mulch

Adjacent Sod

Undisturbed Subgrade

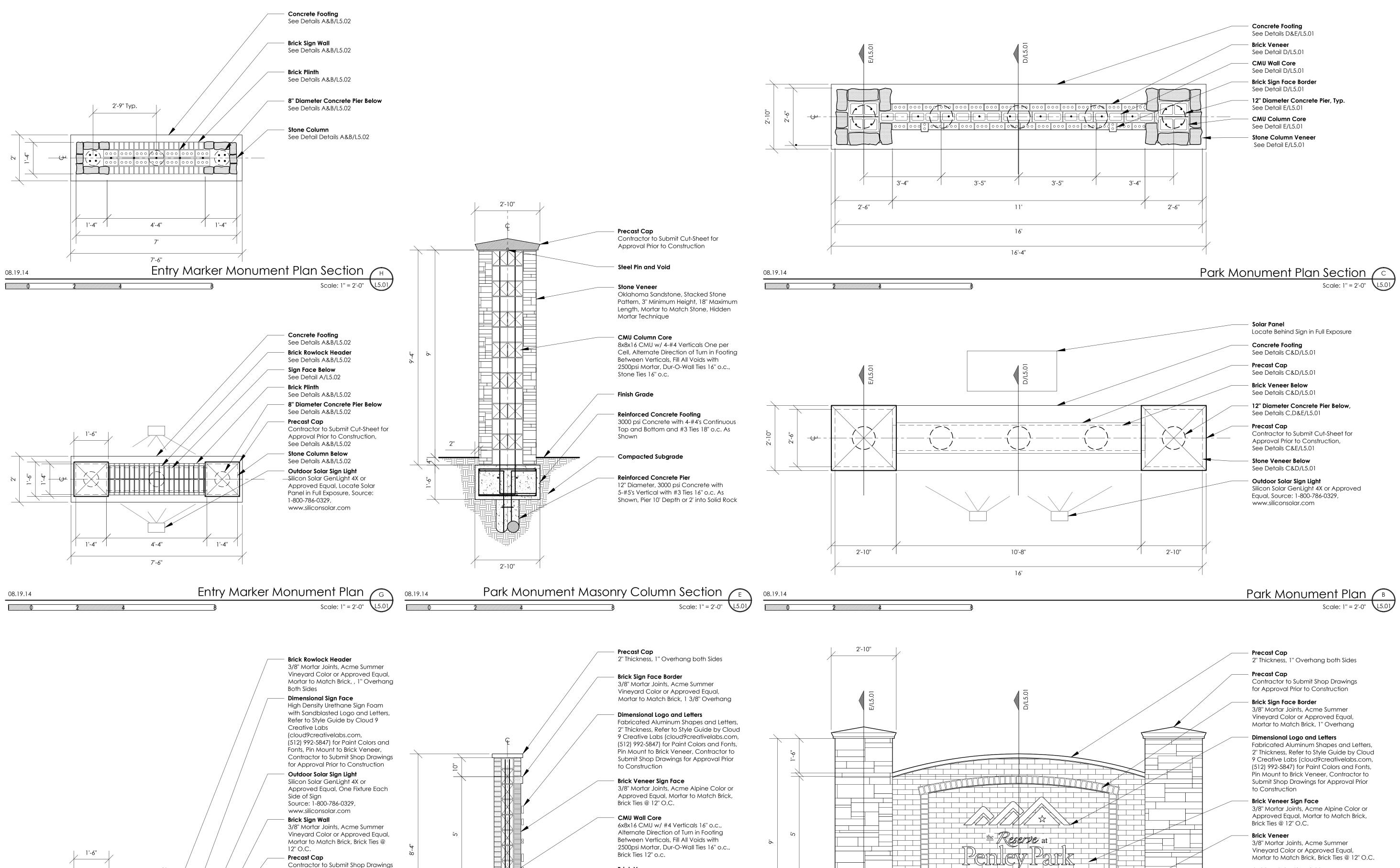
Shovel-Cut Bed Edge

Shovel-Cut Edge



Scale: 1/2" = 1'-0'

Tree Planting Scale: 1/2" = 1'-0"



Brick Veneer

Finish Grade

3/8" Mortar Joints, Acme Summer

Reinforced Concrete Footing

Compacted Subgrade

Reinforced Concrete Pier

Park Monument Wall Section

Vineyard Color or Approved Equal,

Mortar to Match Brick, Brick Ties @ 12" O.C.

3000 psi Concrete with 4-#4's Continuous

Top and Bottom and #3 Ties 18" o.c. As

12" Diameter, 3000 psi Concrete with 5-#5's Vertical with #3 Ties 16" o.c. As

Shown, Pier 10' Depth or 2' into Solid Rock

C/L5.01

1'-3"

2'-6"

Precast Cap

Brick Plinth

12" O.C.

Masonry Columns

See Details A&B/L5.02

Finish Grade

Entry Marker Monument Elevation

4'-4''

1'-4"

08.19.14

Contractor to Submit Shop Drawings

for Approval Prior to Construction

3/8" Mortar Joints, Acme Summer

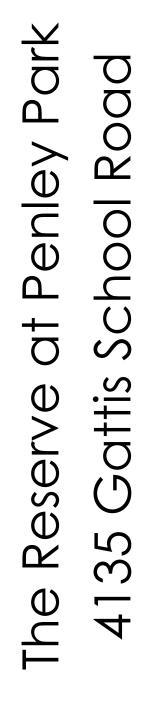
Vineyard Color or Approved Equal,

Mortar to Match Brick, Brick Ties @

Oklahoma Sandstone, Stacked

Stone Pattern, Hidden Mortar

Technique, Stone Ties 16" o.c.,

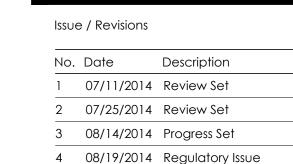


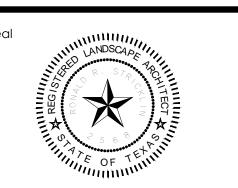
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Drawing Title

Mortar to Match Brick, Brick Ties @ 12" O.C.

Silicon Solar GenLight 4X or Approved Equal,

Oklahoma Sandstone, Stacked Stone

Ties 16" o.c., See Details C&E/L5.01

Park Monument Elevation (A)

Pattern, Hidden Mortar Technique, Stone

Source: 1-800-786-0329, www.siliconsolar.com

Outdoor Solar Sign Light

Masonry Columns

Finish Grade

1'-3"

2'-6''

8'-6"

11'

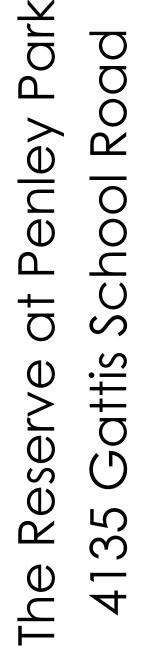
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Drawing Number

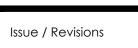
L5.01





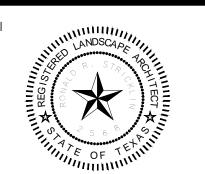


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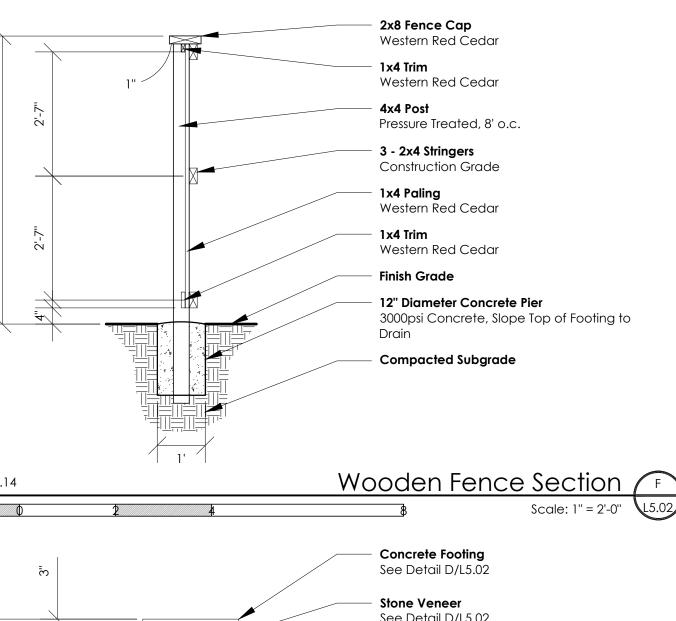
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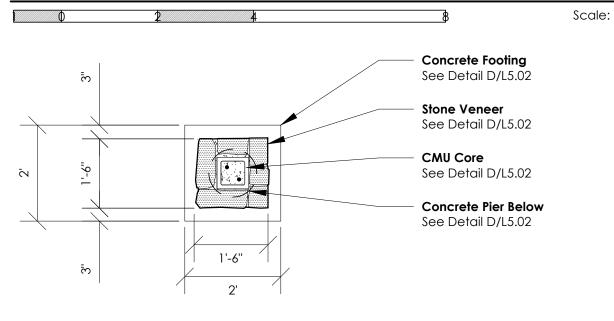
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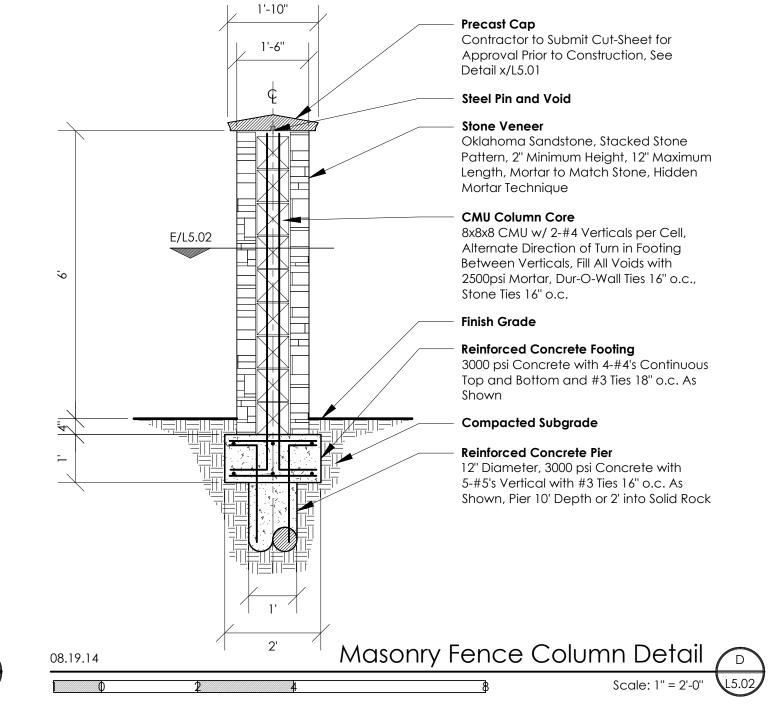
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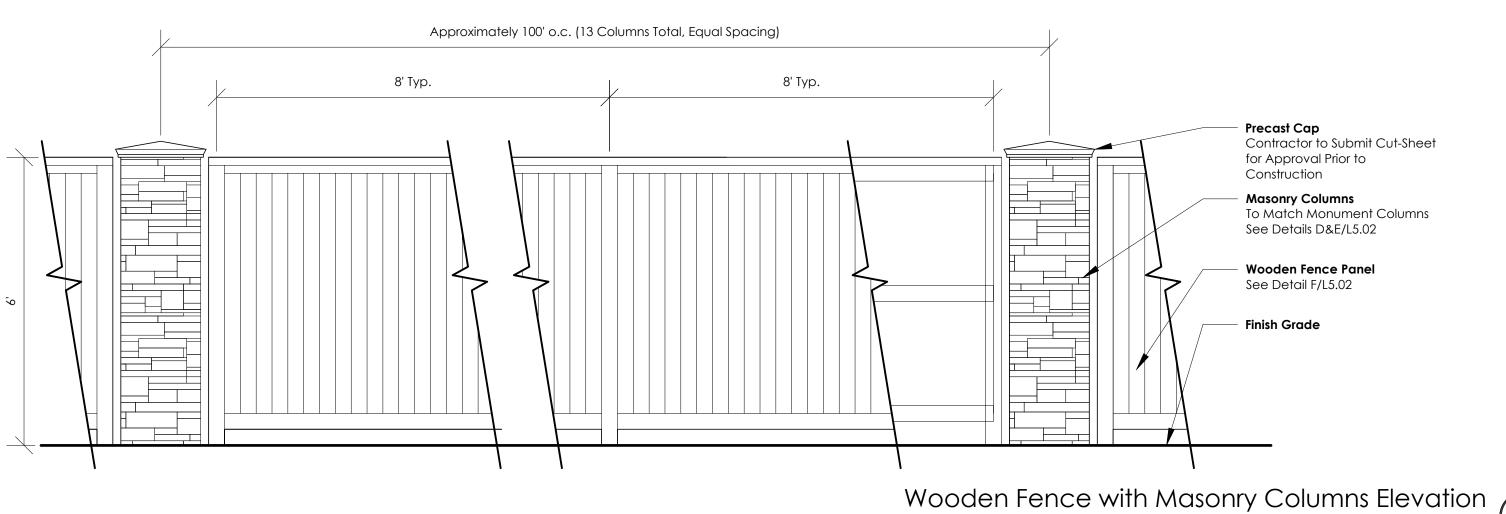
L5.02











Wooden Fence See C&F/L5.02

Depth, Typ.

Links Lane Hardscape Detail/Section

1" Minimum

4"Minimum

Weed Barrier Fabric

Sidewalk by Others

Refer to Civil Engineering

Adjacent Landscape Area

2500psi Concrete with #4 Continuous

Pavestone Holland Stone Pavers or Approved Equal, 2 3/8" Minimum

Thickness, Oaks Blend Color,

Compacted Aggregate Base

Insitu Concrete Toe

Geotextile as Required Turn Up at Paver Edge

Concrete Pavers

Herringbone Pattern

4" Minimum Thickness

Bedding Sand

2" Course

Paver with Concrete Toe Restraint Detail/Section

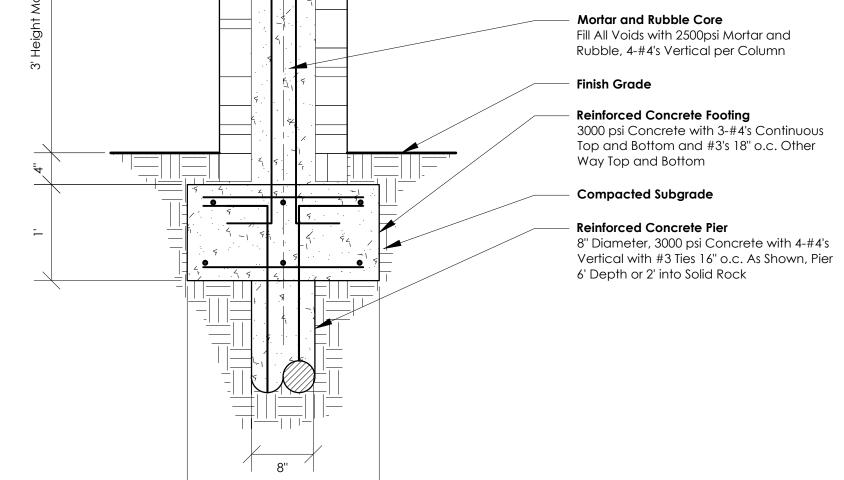
River Gravel Groundcover

New Mexico River Gravel or Equal

Approved by Owner, 4" Minimum

Turn Up at Hardscape Edges, Typ.





Precast Cap

Steel Pin and Void

Mortar Technique

Stone Veneer

Contractor to Submit Cut-Sheet for

Oklahoma Sandstone, Stacked Stone

Pattern, 2" Minimum Height, 12" Maximum Length, Mortar to Match Stone, Hidden

Approval Prior to Construction

Entry Marker Monument Masonry Column Section

Brick Rowlock Header 3/8" Mortar Joints, Acme Summer Vineyard Color or Approved Equal, Mortar to Match Brick, 1" Overhang of Sign Face Dimensional Sign Face High Density Urethane Sign Foam with Sandblasted Logo and Letters, Refer to Style Guide by Cloud 9 Creative Labs (cloud9creativelabs.com, (512) 992-5847) for Paint Colors and Fonts, Pin Mount to Brick Sign Wall, Contractor to Submit Shop Drawings for Approval Prior to Construction Brick Sign Wall Summer Vineyard Color or Approved Equal, Mortar to Match Brick, Fill All Voids with 2500psi Mortar, #4 Verticals 12" o.c., Alternate Direction of Turn in Footing

> Brick Plinth 3/8" Mortar Joints, Acme Summer Vineyard Color or Approved Equal, Mortar to Match Brick

Between Verticals

Finish Grade **Reinforced Concrete Footing** 3000 psi Concrete with 3-#4's Continuous Top and Bottom and #3's 18" o.c. Other Way Top and Bottom

Compacted Subgrade

Reinforced Concrete Pier 8" Diameter, 3000 psi Concrete with 4-#4's Vertical with #3 Ties 16" o.c. As Shown, Pier 6' Depth or 2' into Solid Rock

Entry Marker Monument Wall Section

Irrigation Legend Control Unit - Size and Type per Plan

- (M) Water Meter (See Plan for Size)
- Isolation Valve Manual Brass Ball Valve (Size per Plan)
- Backflow Prevention Assembly (See Plan for Type and Size)
- Lateral Line Connection to Techline Drip Tubing
- Hunter PROS-12 Pop-Up Sprinkler Head with S-8A Stream Spray Nozzle for Tree Irrigation Hunter PGP-04 4" Pop-Up Rotor with Standard Blue 4.0 Nozzle 2", 4" and/or 6" PVC SCH 40 Pipe Sleeve (See Details)
- Hunter PGP-04 4" Pop-Up Rotor with Standard Blue 2.0 Nozzle
- (A) Hunter PGP-04 4" Pop-Up Rotor with Standard Blue 1.5 Nozzle
- Hunter PLD-06-12-100 Techline Drip Tubing
- SCH 40 PVC Mainline Pipe
- SCH 40 PVC Lateral Line Pipe, Size per Plan

- Rain-Bird DVF-100 Flow Control Electric Remote Control Valve
- Rain Bird DVF-100 Flow Control Electric Remote Control
- Valve Size (Inches)

Zone Flow Rate

Note - Sprinkler Heads (Pop-Ups) are to have 15' Note - Irrigation System Mainline to be 2" Unless Note - Irrigation System Design Pressure is 60 psi.

Notify Designer if Pressure is Less than Design Pressure.

Master Valve

Control Unit Hunter I-CORE Outdoor Modular Controller with Stainless Steel Pedestal IC-4200-SS

Electrical Meter and Panel Coordinate with Oncor or Powertochoose.org

1" Water Meter with 1" Isolation Ball Valve and 1" Febco Double Check Valve Assembly Backflow Preventer

Irrigation Notes

- 1. 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.
- 2. 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.
- 3. Reference Landscape Planting Plan for location of existing trees, new trees, shrub and bed locations, etc.....
- 4. Refer to manufacture specifications and plan details for proper installation procedures of specified equipment.
- 5. Contractor is responsible for obtaining and coordinating all permits and fees required by city and/or state codes for system installation.
- 6. The piping routes and remote electric valve locations are drawn diagrammatic in some areas for design clarity.
- 7. 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.
- 8. 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.
- 9. Connect spray heads to lateral piping by use of flexible solvent weldable PVC tubing using solvent with primer or approved equal.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. Install lateral lines servicing sprinkler heads along street curbs 3'-0" from pavement edge.
- 14. Install mainline a minimum of 3'-0" from all pavement.

SYSTEM DESIGNER IF MAJOR IRREGULARITIES OCCUR.

- 15. All sprinkler heads and lateral lines to be installed 1'-6" from alley pavement edge.
- 16. Do not install any irrigation system component within 3'-0" of a water utility.
- 17. Any irrigation over spray from sprinkler heads within the right-of-way is prohibited.
- 19. 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

18. All sprays and rotors to be attached to lateral lines using 1/2" PE flexible swing line tubing.

- 20. IRRIGATION CONTRACTOR TO VERIFY STATIC WATER PRESSURE PRIOR TO INSTALLATION. NOTIFY IRRIGATION SYSTEM DESIGNER IF STATIC PRESSURE IS LESS THAN DESIGN WORKING PRESSURED.
- 21. 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.



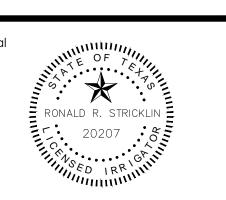
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Drawing Title

Irrigation Plan

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