Examine finish surface, grades, topsoil quality and depth. Do not start any work until unsatisfactory conditions have been corrected. Verify limits of work before starting. Contractor to repair all damages to existing conditions and is responsible for satisfactory performance. Contractor shall maintain positive drainage in landscape areas and fine grade landscape areas to provide a smooth and continual arade free of

irregularities or depressions. No water retention after 24 hours. All plant masses to be contained within a mulch bed. Plant Material: All plants shall be healthy and vigorous and representative of the species specified. All plants shall be well branched, proportioned, free of all insects, diseases, bark bruises, scrapes, cracked branches and

physical damage. Contractor shall guarantee all plant material to be alive and be in a healthy, vigorous condition for a period of one year from the date of completion of the entire project or other date(s) established by the Landscape Architect, except as may result from neglect or damage by the owner, damage by others or unusual phenomena beyond the contractor's

Contractor shall replace all dead, unhealthy, and plant materials that have partially died pursuant to the condition of the warranty at no expense to the owner. Re-warrant replacement plants for an additional one year under the same terms as the original warranty. Plant materials used for replacement shall be the same species, size and shape. Re-establish mulch and grades after any warrantable.

). Planting Period: Execute all planting prior to request for Certificate of Occupancy or as otherwise directed. . Installation of plant material shall be in accordance with the American Nursery and Landscape Association landscape standards, with the general planting specifications as set forth by the City of Austin and with these

2. The branches of deciduous trees and shrubs may be selectively thinned by up to 1/3 in accordance with good horticultural practice; however, in no case shall trimming result in reducing the overall size of the plant below that specified.

. Contractor to familiarize himself with all underground utilities. Contractor to notify Consort, Inc. of any underground obstructions and receive approval if necessary to move plants from locations shown on plans. . Landscape materials shall be located so as not to obstruct visual or physical access to fire hydrants. Locate all landscape materials in conformance with utility company requirements at transformers, meters, overhead lines, etc. See utilities plan.

Remove all excess organic material from the site and dispose of it in conformance with all local, state and federal requirements. 6. Fertilize all plant areas according to good horticultural practice for each plant type and soil condition.

7. The General Contractor is responsible for existing tree removal. 18. Fill all new ground cover and shrub beds within limits of construction with mulch three inches deep. Refer mulch specification below. 9. Quantities shown are intended to assist contractors in evaluating their own take offs and are not guaranteed as accurate representations of required materials. The contractor shall be responsible for his bid quantities and is required to reflect the design intent with full landscape

beds according to specifications.). Coordinate landscape installation with installation of underground 21. Where proposed tree locations occur under existing overhead utilities or crowd existing trees notify Consort/Architect to adjust tree locations. 2. Contractor shall provide steel edging at all locations where shrub beds meet grass areas. Refer specifications.

23. Specification — Topsoil: Clean, fertile, friable natural loam free of stones

and lumps (over 1" diameter), clay, weeds, weed seeds, sticks, caliche, plants, debris and substances which will be harmful to plants. Topsoil to be characteristic of productive soils in the vicinity and from one site only. Provide submittal for approval prior to installing at site. 4. Specification - Steel Edging: 1/8" gauge x 4" painted steel edging free from rust with steel stakes spaced at 4' O.C. and at butt intersections and no further than 6" from ends, with interlocking end configuration and integral deformations to hold stakes. on — Aluminum Edging: Permaloc Clean Line Aluminum Edgin

3/16" x 4", Mill Finish; Permaloc Corp., 13505 Barry Street, Holland, MI 49424; phone: 800-356-9660; fax: 616-399-9770. Specification - Mulch; black; recycled hardwood or cedar mulch (shredded) A minimum of 3 inches of organic mulch shall be added in non-turf areas to the soil surface after planting. Specification - Backfill Mixture: 75% topsoil with 25% compost. A minimum

of 6" permeable soil, native or imported, shall be required for turf and landscaped areas. Tree planting areas are to be provided with a minimum of 12 inches friable native loam soil. Soil to a minimum depth of 12 inches is required within the entire landscape median or peninsula. Specification - Root Barrier; DeepRoot, 18" Universal Barrier - UB 18-2, Deep Root Partners, L.P., 530 Washington Street, San Francisco, CA 94111. Tel: 800 458 7668 or 415 781 9700. Fax: 800 277 7668 or 415 781 0191. Or equal as approved by landscape architect. 29. An automatic irrigation system must be provided. The irrigation system

must provide 100% coverage with turf zones separated from shrub planting zones, reflect the landscape design and distribute appropriate amounts of water to each specified plant type. Contractor will submit shop drawings to the design landscape architect for review prior to installation. Refer imigation guidelines this sheet. Supplemental water shall be provided for trees in turf areas through the

installation of retractable flood bubblers. Flood bubblers shall be installed on a separate irrigation zone. The flood bubblers shall be located so that a minimum of 50 percent of the canopy is irrigated. This item may be eliminated with written approval of the Landscape Architect at Consort, Inc. The landscape contractor is responsible for all landscape maintenance and weed control until a maintenance contract is awarded by the owner. 52. All areas between property line and adjoining streets shall be mowed. 33. If establishing vegetation during any stage of a drought, Section 6-4-30 may require a variance. Contact Austin Water Conservation staff at waterusecompvar@austintexas.gov or call (512) 974-2199. 14. The City of Austin reserves the right to prune and remove any vegetation,

at the cost of the Owner, as determined necessary for visibility and ease

LANDSCAPE MAINTENANCE NOTES

The owner shall be responsible for: The regular maintenance of all required landscape areas and plant materials in a vigorous and healthy condition, free from diseases, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilization, pruning, mowing, edging, mulching or other needed maintenance, in accordance with penerally accepted horticultural practice. The repair or replacement of required landscape structures (walls, fences,

etc.) to a structurally sound condition. The regular maintenance, repair, or replacement, where necessary, of any screening or buffering required by the City of Austin Land Development Code, Failure to regularly maintain, as described in subsection shall constitute a violation of this Article and may be enforced in accordance with Chapter 13-1, Article I, Division 5. of the City of Austin Land Development Code. Notice of noncompliance may be issued to the owner in accordance with sec. 25-1-417 of the City of Austin Land Development Code. Required plant materials, if dead, diseased, or severely damaged, shall be removed by the owner as soon as possible, but no later than 60 days after

notification. All such plants shall be replaced within six months of notification or by the next planting season, whichever comes first. Replacement plants must be the same size and species as shown on the approved landscape plan or must be equivalent in terms of quality and size. Such replacement will not be considered an amendment to the approved plan.

DISTRIBUTED IN ANY FORM OR BY ANY MEANS, OR STORED IN A DATA BASE OR RETRIEVAL SYSTEM, WITHOUT THE PRIOR WRITTEN PERMISSION OF CONSORT, INC.

CITY OF AUSTIN APPENDIX O NOTES

LANDSCAPE CALCULATION LIST

LANDSCAPE/IRRIGATION NOTES

STREET YARD

Total Site Area

Total Street-yard Area

TREES (street yard)

Existing Trees Credit

2" diameter to 6" diameter

REPLACEMENT TREES*

Required caliper inches replaced

Number & Size of replacement tree total

*tree replacement deficit to be mitigated by payment

CALIPER INCHES DEFICE

CAL. INCHES X \$Z5/11. = _

YMENT TO UFRF. = _ -

ISLANDS, MEDIANS, OR PENINSULAS

INNOVATIVE WATER MANAGEMENT

Required Landscaped Area (Section 2.4.9.1)

50 Percent of Required Landscaped Area

Landscaping Receiving Stormwater Runoff

Undisturbed Natural Areas Undisturbed Existing Trees

REQUIRED

BUFFERING POINTS: S. LAMAR, RIVERSIDE DR. *

Berm/Retaining Wall (3 pts./ 1 linear ft.)= ____ft.= ____pts.

BUFFERING POINTS: LEE BARTON DRIVE

ALTERNATIVE COMPLIANCE CALCULATIONS

ALTERNATIVE COMPLIANCE - COMPENSATION

% of increased Buffering ______pts.

Large Shrubs 5 GAL 6
Medium Shrubs 1 GAL Sining Wall 2

Landscape area / Street-yard

Trees / Street-yard

Trees/ parking areas

Islands, medians & peninsula

Trees within 50' of parking

Total Negative _____pts

Total Compensation

Islands, medians, peninsulas within 50' of parking

_____ % of installed Street-yard trees

Other (specify) _____pts.

into the urban forest replenishment fund (ufrf) per ecm 3.5.

6" diameter or greater

Proposed Trees

Street-yard area

Non street-vard area

(street yard)

Street-yard/ Landscape (20%)

SITE DEVELOPMENT PERMIT - IRRIGATION NOTES

Automatic irrigation systems shall comply with TCEQ Chapter 344 as well as these requirements:

1. These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape

a. the system must provide a moisture level adequate to sustain growth of the plant materials;

b. the system does not include spray irrigation on areas less than ten (10) feet wide (such as medians, buffer strips, and parking lot islands); c. circuit remote control valves have adjustable flow controls;

d. serviceable in-head check valves area adjacent to paved areas where elevation differences may cause low head drainage; e. a master valve installed on the discharge side of the backflow preventer;

f. above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces; g. an automatic rain shut-off device shuts off the irrigation system automatically after more than a one-half inch (1/2") rainfall; and h. newly planted trees shall have permanent irrigation consisting of drip or bubblers.

2. The irrigation installer shall develop and provide an as-built design plan to the City at the time the final irrigation inspection is a. unless fiscal security is provided to the City for the installation of the system, it must be operational at the time of the

3. The irrigation installer shall also provide exhibits to be permanently installed inside or attached to the irrigation controller, a. a laminated copy of the water budget containing zone numbers, precipitation rate, and gallons per minute; and a zone

4. The irrigation installer shall provide a report to the City on a form provided by Austin Water certifying compliance with Subsection 1. When the final plumbing inspection is performed by the City.

3,289 sf

____ (Including existing tree credit)

*FEE PAYMENT FOR TREE MITIGATION HAS

659 sf 1.400 sf (42,57 %)

4 ea. x 2 = 8 ea.

CAL. INCHES REPLACED X \$75 X 40% = _ - CREDIT PER HOUSE BILL

Required N/A Total Provided N/A

PREFERRED OTHER

SIZE QUANTITY PREFERRED OTHER PROVIDED

Large Trees 3 CAL — 9 pts. 3 pts. — pts.

Small Trees 3 CAL — 9 pts. 3 pts. — pts.

Large Shrubs 5 GAL — 3 pts. 1 pts. — pts.

Medium Shrubs 3 GAL — 2 pts. .67 pts. — pts.

Small Shrubs 1 GAL — .5 pts. .17 pts. — pts.

Recm/Pataining Wall (3 pts / 1 linear ft)= 7 pts.

*ALL PROPOSED PARKING WILL BE PROVIDED IN UNDERGROUND PARKING GARAGE LEVELS. SERVICE AREAS ARE BEHIND SCREEN WALLS.

Required 21 Total Provided

Large Trees 3°CAL. 1 9 pts. 3 pts. 9 pts.

Small Trees 3°CAL. - 9 pts. 3 pts. - pts.

Large Shrubs 5 GAL 6 3 pts. 1 pts. 18 pts.

Medium Shrubs 3 GAL. - 2 pts. .67 pts. - pts.

Small Shrubs 1 GAL 14 .5 pts. .17 pts. 7 pts.

Berm/Retaining Wall 3pts./1 linear ft.) = 21 ft.= 63 pts.

__(MITIGATION FEE) - ___

FEE PAYMENT FOR TREE MITIGATION HAS BEEN PROVIDED WITH SP-2018-08140. TREE REPLACEMENT APPENDIX F TOTAL REPLACEMENT REPLACEMENT PERCENTAGE REMOVED NOWES REQUIRED 24.0" + HERITAGE **9** 300 % > 19" YES 8-18.9* YES Ø 50 % > 19" NO 8-18.9" @ 25 % NOTE: TREES THAT ARE DEAD, DECLINING OR IN POOR CONDITION, OR OF INVASIVE SPECIES ARE NOT COUNTED TOWARDS THE TREE REPLACEMENT CALCULATION TOTALS.

URBAN FOREST ACCOUNTING TABLE

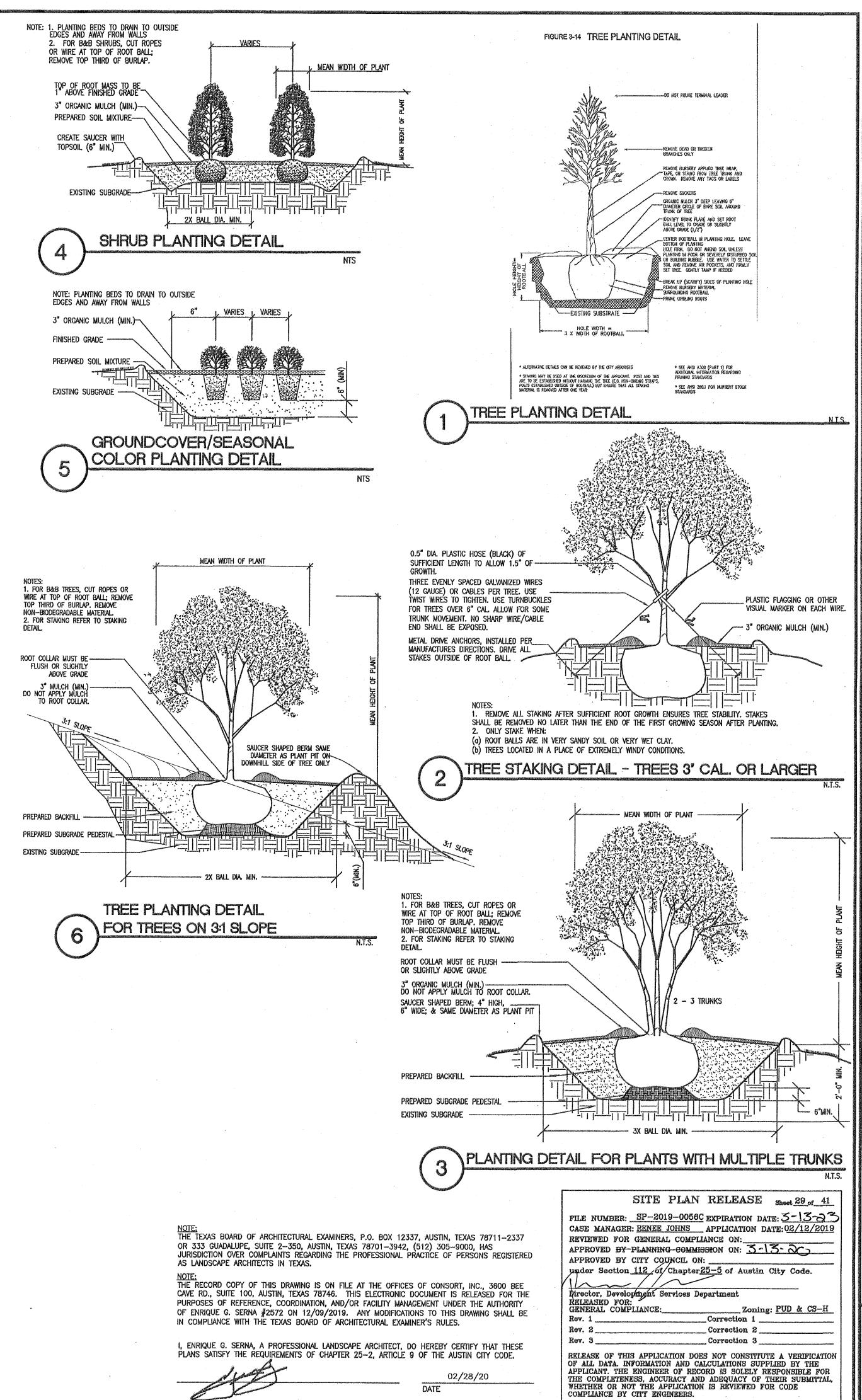
1.	TOTAL APPENDIX F TREE INCHES SURVEYED	280"
2.	TOTAL APPENDIX F TREE INCHES REMOVED	0"
3.	TOTAL NON-APPENDIX F & INVASIVE REMOVED	0*
4.	TOTAL DEAD INCHES REMOVED	Oa
5.	TOTAL MITIGATION INCHES PLANTED ON SITE	0"
5.	TOTAL NON-MITIGATION INCHES PLANTED ON SITE	0"

*ACCOUNTING SCHEDULE REFLECTS "AFTER TREE REMOVAL" CONDITION PER SP-2018-0614D. PI ANT SCHEDII E

rl.Ar	JG IV	<i>I</i> TEDULE			
THEES					
SYMBOL	QUANITY	BOTANICAL NAME COMMON NAME SIZE	REMARKS	REQUIREMENT BREAK DOWN	APPENDIX
(°)	4	QUERCUS SHUMARDII SHUMARD OAK 4" CAL. 10'-12' HT. (MIN.), 6' SPREAD (MIN.)	SINGLE TRUNK; DARK GREEN; MATCHED; FULL CROWN; HEALTHY; PLANT AS SHOWN	0" REPLACEMENT	N/GROW GREEN-YES F-YES
W Lo	2	QUERCUS VIRGINIANA LIVE OAK 4" CAL. 10'-12' HT. (MIN.), 6' SPREAD (MIN.)	SINGLE TRUNK; DARK GREEN; MATCHED; FULL CROWN; HEALTHY; PLANT AS SHOWN	0" - REPLACEMENT	N/GROW GREEN-YES F-YES
(·) BC	3	TAXODIUM DISTICHUM BALD CYPRESS 4" CAL. 16'-18' HT. (MIN.), 8' SPREAD (MIN.)	SINGLE TRUNK; DARK GREEN; MATCHED; FULL CROWN; HEALTHY; PLANT AS SHOWN	0" - REPLACEMENT	N/GROW GREEN-YES F-YES
₩ AF	3	ACACIA FARNESIANA HUISACHE 3" CAL. MIN.	MULTI TRUNK, MIN 3 CANES; DARK GREEN; MATCHED; FULL CROWN; HEALTHY; PLANT AS SHOWN	0"- REPLACEMENT	N/CROW GREEN-YES F-YES
RB	1 ,	CERCIS CANADENSIS VAR. 'MEXICANA' MEXICAN REDBUD 3" CAL. MIN.	MULTI TRUNK, MIN 3 CANES; DARK GREEN; MATCHED; FULL CROWN; HEALTHY; PLANT AS SHOWN	0" REPLACEMENT	N/GROW GREEN-YES F-YES

MIRO	OLIABILTY	BOTANICAL NAME COMMON NAME		
YMBOL * TS	QUANITY 31	DASYLIRION TEXANUM TEXAS SOTOL 5 GAL.	FULL; HEALTHY; BRIGHT GREEN; PLANT AS SHOWN	APPENDIX N-NO GROW GREEN
BM BM	26	18" HT., 18" SPREAD (MIN) MUHLENBERGIA LINDHEIMERI BIG MUHLY 5 GAL. 18" HT., 18" SPREAD (MIN)	FULL; HEALTHY; BRIGHT GREEN; PLANT AS SHOWN	N-YES GROW GREEN
GM GM	80	MUHLENBERGIA CAPILLARIS GULF MUHLY 5 GAL. 18" HT., 18" SPREAD (MIN)	FULL; HEALTHY; BRIGHT GREEN; PLANT AS SHOWN	N-YES GROW GREEN
BI	120	DIETES BICOLOR BUTTERFLY IRIS 3 GAL. 18" HT., 18" SPREAD (MIN)	FULL; HEALTHY; BRIGHT GREEN; PLANT AS SHOWN	N-YES GROW GREEN
(A) RY	20	HESPERALOE PARVIFLORA RED YUCCA 5 GAL. 18" HT., 18" SPREAD (MIN)	FULL; HEALTHY; BRIGHT GREEN; PLANT AS SHOWN	N-YES GROW GREEN
HS	23	SALVIA MICROPHYLLA HOT LIPS SAGE 3 GAL. 12" HT., 8" SPREAD (MIN)	FULL; HEALTHY; BRIGHT GREEN; PLANT AS SHOWN	GROW GREEN
₩ YP	98	YUCCA PALIDA PALELEAF YUCCA 3 GAL 12" HT., 8" SPREAD (MIN)	FULL; HEALTHY; BRIGHT GREEN; PLANT AS SHOWN	GROW GREEN
**	185	NASELLA TENUSSIMA MEXICAN FEATHER GRASS 3 GAL. 12" HT., 8" SPREAD (MIN)	FULL; HEALTHY; BRIGHT GREEN; PLANT AS SHOWN	GROW GREEN
() wz	144	WEDELIA ZEXMENIA ZEXMENIA 1 GAL. 8" HT., 6" SPREAD (MIN)	FULL; HEALTHY; BRIGHT GREEN; PLANT AS SHOWN	N-YES GROW GREEN
₩ NH	5	ILEX CORNUTA 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY 3 GAL. 18" HT., 18" SPREAD (MIN)	FULL; HEALTHY; BRIGHT GREEN; PLANT AS SHOWN	GROW GREEN
MG	820	OPHIOPOGON JAPONICUS MONKEY GRASS 6" POTS 4" HT., 4" SPREAD (MIN)	FULL; HEALTHY; BRIGHT GREEN; PLANT 12" O.C., TRIANGULAR SPACING	N-YES GROW GREEN
SP	513	SILVER PONYFOOT DICHONDRA ARGENTEA 4" PLUGS	FULL; HEALTHY; BRIGHT GREEN; PLANT 18" O.C., TRIANGULAR SPACING	GROW GREEN
BG	1,115	BOUTELOUA GRACILIS BLUE GRAMA 6" POTS 3" HT., 10-18" SPREAD (MIN)	FULL; HEALTHY; BRIGHT GREEN; PLANT 12" O.C., TRIANGULAR SPACING	N-YES
	1,097 S.F.	CYNODON DACTILON BERMUDA GRASS SOLID SOD	SOLID SOD; 100% COVER	N-YES GROW GREEN

	1,097 S.F.	CYNODON DACTILON BERMUDA GRASS SOLID SOD	SOLID SOD; 100% COVER	N-YES GROW GREEN
GRAVEL.	YS.	MATION ONLY. CONTRACTOR TO FIELD VERIF		5 PER
	26 S.F.*	MEXICAN BEACH PEBBLES		
()	8	LIMESTONE BOULDERS MIN. BOULDER SIZE 24" WIDE, 12" HT., 38" LONG. BOULDERS SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION (CALL 512-469-0500).	A" MDE, 12" HT., 38" LONG. APPROVED BY CT BEFORE INSTALLATION STOCKPILE BOULDERS ON SITE FOR USE IN LANDSCAPE	



1559-001 JOB NO.: DRAWN BY: SCALE: DATE: 02/28/20 FILE: XRFF: REV./CORR:

SHEET