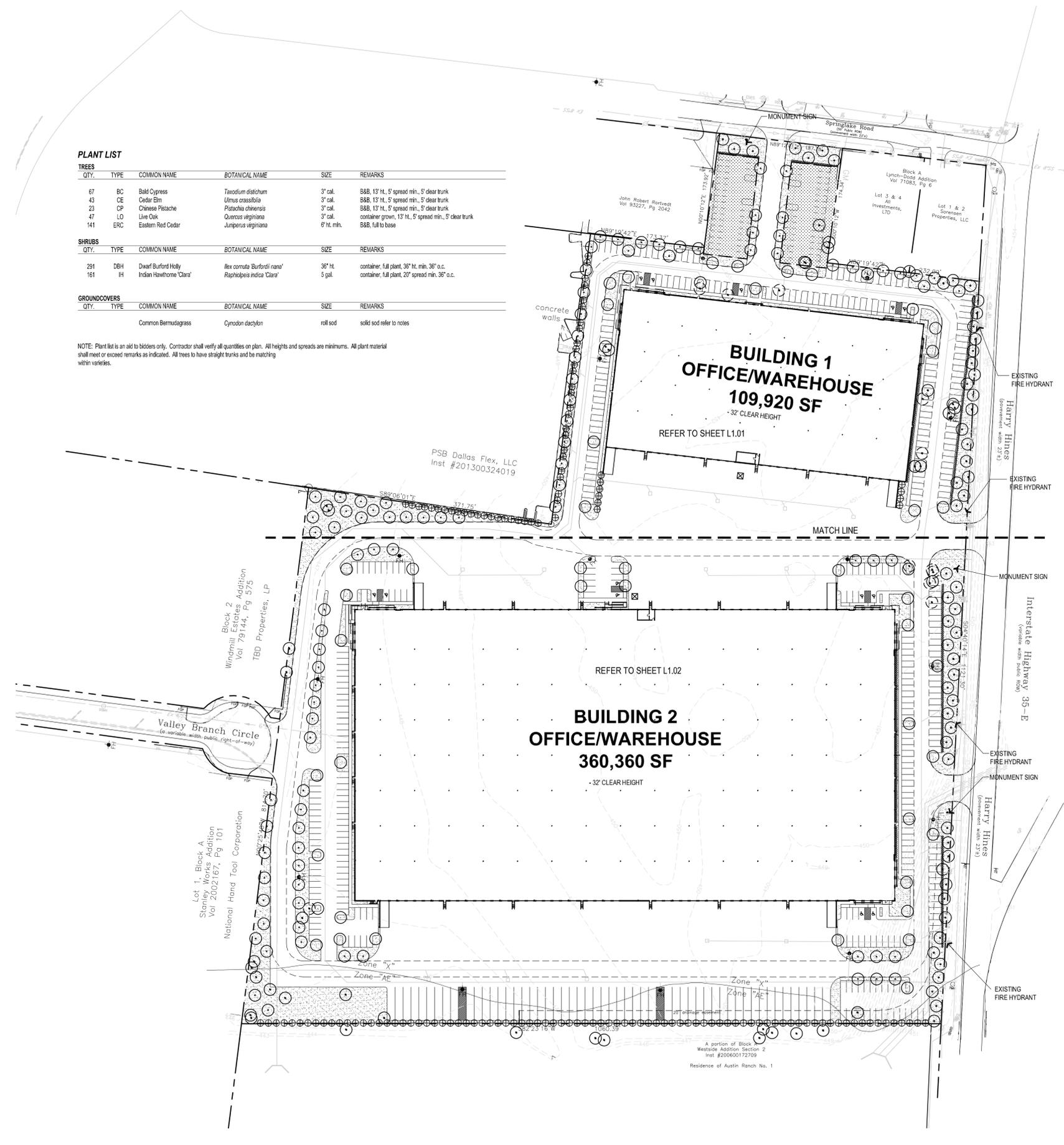


PLANT LIST

TREES					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
67	BC	Bald Cypress	Taxodium distichum	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
43	CE	Cedar Elm	Ulmus crassifolia	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
23	CP	Chinese Pistache	Pistacia chinensis	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
47	LO	Live Oak	Quercus virginiana	3" cal.	container grown, 13' ht., 5' spread min., 5' clear trunk
141	ERC	Eastern Red Cedar	Juniperus virginiana	6" ht. min.	B&B, full to base
SHRUBS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
291	DBH	Dwarf Burford Holly	Ilex cornuta 'Burfordii nana'	36" ht.	container, full plant, 36" ht. min. 36" o.c.
161	IH	Indian Hawthorne 'Clara'	Raphiolepis indica 'Clara'	5 gal.	container, full plant, 20" spread min. 36" o.c.
GROUNDCOVERS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		Common Bermudagrass	Cynodon dactylon	roll sod	solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



SITE AREA	1,067,149 S.F./24.49 AC.
BUILDING AREA	
BUILDING 1	109,920 SF
BUILDING 2	360,360 SF
TOTAL BUILDING AREA	470,280 SF
TOTAL AREA IMPERVIOUS COVER (BLDG. + PAV'G.)	932,358 SF
% OF SITE COVERED BY IMPERVIOUS COVER	87.3 %
FLOOR AREA RATIO (F.A.R.)	4:1
COVERAGE	45.6%
BUILDING 1	OFFICE/WAREHOUSE
PROPOSED USE	OFFICE/WAREHOUSE
NUMBER OF STORIES	1 STORY
HEIGHT OF BUILDING	45'-4"
FINISH FLOOR ELEVATION	453.4'
FOUNDATION TYPE	S.O.G. / PIERS
BUILDING AREA	
OFFICE (ESTIMATE 20%)	21,984 S.F.
WAREHOUSE	87,936 S.F.
TOTAL GROSS BUILDING AREA	109,920 SF
REQUIRED PARKING w/ 20% OFFICE (1:300 SF)	73 SPACES
REQUIRED PARKING W/5% OFFICE (1:2,000 SF)	46.8 SPACES
TOTAL PARKING REQUIRED	125 SPACES
TOTAL PARKING PROVIDED	149 SPACES
TOTAL ACCESSIBLE PARKING REQ'D/PROVIDED	5 SPACES
BUILDING 2	OFFICE/WAREHOUSE
PROPOSED USE	OFFICE/WAREHOUSE
NUMBER OF STORIES	1 STORY
HEIGHT OF BUILDING	41'-2"
FINISH FLOOR ELEVATION	453.4'
FOUNDATION TYPE	S.O.G. / PIERS
BUILDING AREA	
OFFICE (ESTIMATE 5%)	18,018 SF
WAREHOUSE	342,342 SF
TOTAL GROSS BUILDING AREA	360,360 SF
REQUIRED PARKING w/ 5% OFFICE (1:300 SF)	60 SPACES
REQUIRED PARKING W/5% OFFICE (1:2,000 SF)	171.1 SPACES
TOTAL PARKING REQUIRED	231 SPACES
TOTAL PARKING PROVIDED	241 SPACES
TOTAL ACCESSIBLE PARKING REQ'D/PROVIDED	7/8 SPACES
TRAILER STALLS (12' x 50')	54 STALLS

**** SPECIAL EXCEPTION REQUEST**
REQUEST WAREHOUSE PARKING RATIO AT 1 SPACE PER 2,000 SF IN LIEU OF 1 SP:1000 SF

LANDSCAPE TABULATIONS

SITE LANDSCAPE	
Requirements: A minimum of 10% of the total property area shall be landscaped between the building and the street right-of-way lines.	
Total site area: 1,046,695 s.f.	Provided 113,398 s.f. not including ROW
Required 104,669.5 s.f. (10%)	
STREET FRONTAGE	
Requirements: One (1) tree for each 30 l.f. of street frontage.	
HARRY HINES (1121.30 l.f. LESS 90' DRIVES)	
Required (38) trees	Provided (41) trees, 3" cal.
SPRING LAKE (187.78 l.f. LESS 90' DRIVES)	
Required (7) trees	Provided (7) trees, 3" cal.
PARKING LOT LANDSCAPE: (390 spaces; includes future / 143,140 s.f.)	
Requirements: (1) island with (1) tree per 60 spaces, 10% landscape area required min. island to be 8' width and 100 s.f.	
Required (7) trees	Provided (75) trees, 3" cal.
14,314 s.f. (10%)	26,384.5 s.f.

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

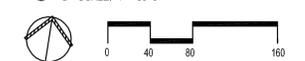
MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

- Approval of irrigation plan is required prior to the issuance of a building permit
- All landscaped and turf areas must be irrigated by an automated system
- An irrigation plan must be prepared and sealed by a licensed irrigator in the State of Texas



01 LANDSCAPE SITE PLAN
SCALE: 1" = 80'-0"



PROPOSED BUILDINGS 1 & 2
DALLAS CORPORATE CENTER NORTH
12301 & 12401 STEMMONS FREEWAY
FARMERS BRANCH, TEXAS



PROJECT NO.:
SHEET TITLE:
DRAWN BY: [Redacted] **CHECKED BY:** [Redacted]



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