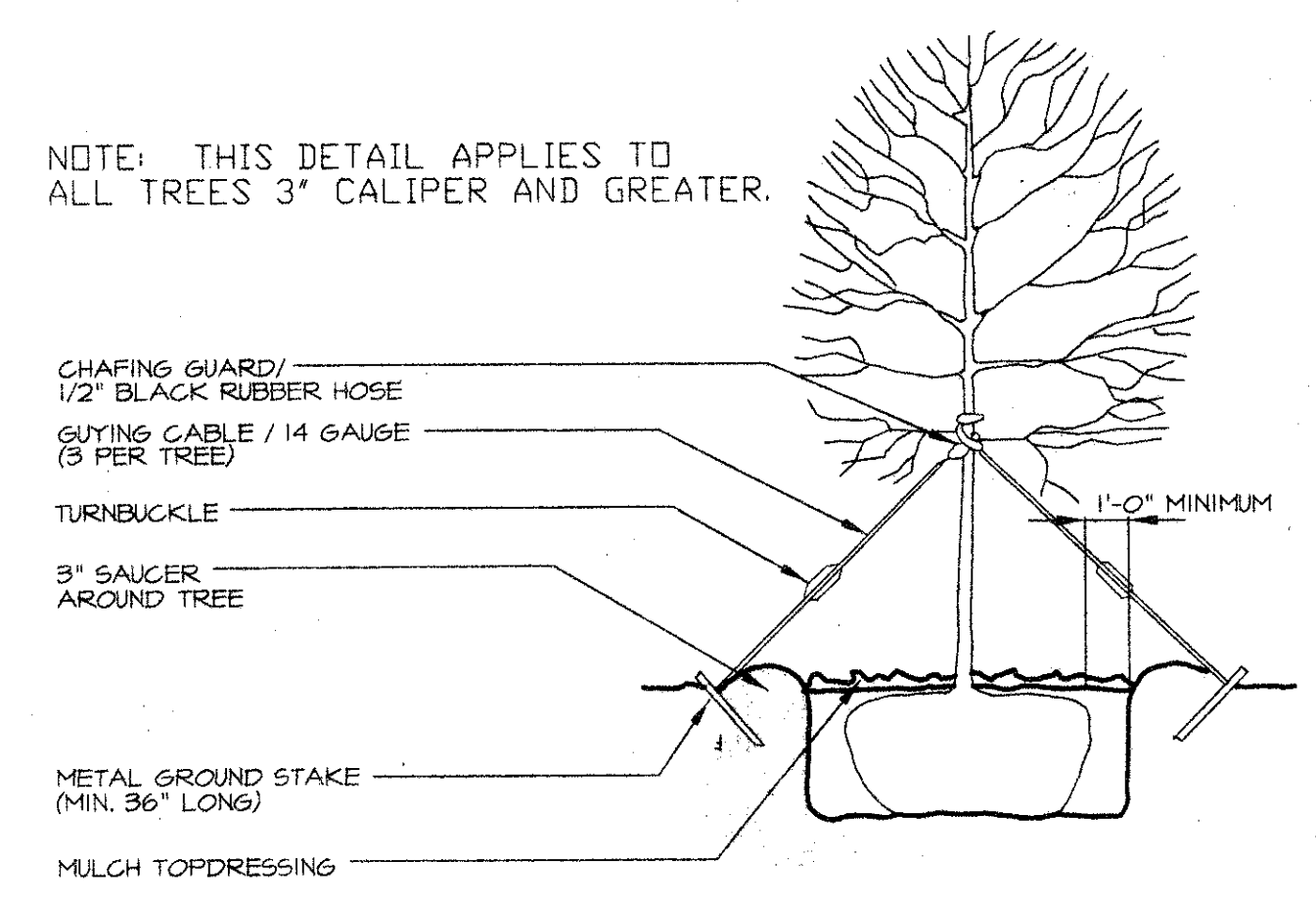


B TREE STAKING DETAIL
SCALE: N.T.S.



C TREE GUYING DETAIL
SCALE: N.T.S.

PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LO	9	LIVE OAK	Quercus virginiana	Minimum 4" caliper, minimum 15' Ht. and 8" spread.	Nursery-grown B4B, container-grown, full head, matched.
BC	6	BALD CYPRESS	Taxodium distichum	Minimum 4" caliper, minimum 14' Ht. and 7" spread.	Nursery-grown B4B, container-grown, full head, matched.
CP	16	CHINESE PISTACHE	Platanus chinensis	Minimum 4" caliper, minimum 14' Ht. and 7" spread.	Nursery-grown B4B, container-grown, full head, matched.
P	13	RED TIP PHTINIA	Phloxia fraseri	5 gallon minimum, 30" Ht. and 15" spread	Full-to-ground plant 30" o.c.
DBH	22	DWARF BURFORD HOLLY	Ilex cornuta Burfordiana	5 gal. min. 20" Ht. and 14" spread	Full-to-ground, plant 24" o.c.

- GENERAL NOTES:
- Quantities shown on Plant List are Landscape Architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on plans regardless of quantities designated on Plant List.
 - Contractor shall notify Landscape Architect of any discrepancies, ambiguity, or unlabeled plants on plans prior to bid submittal. If discrepancy, ambiguity or unlabeled plant is not clarified by Landscape Architect prior to bid submittal date, Contractor shall note such item on bid.
 - Contractor shall provide representative samples (minimum 3 each variety) of shrub and groundcover stock for Landscape Architect's and/or Owner's approval prior to major shipment of materials to site.
 - After tilage and clearing, all areas to be graded shall be leveled, and fine graded. The required result shall be the elimination of ruts, depressions, humps, and objectionable soil clods. During the soil preparation process, a "Rock Pick" or "Rock Rake" shall be used to gather surface stones as small as one inch (1") in diameter.
 - Grass areas to be either hydromulch Bermuda or perennial Ryegrass, depending on date of planting. Hydromulch grass shall not be applied prior to May 15 nor after August 15 nor at any time the soil temperature is less than 70° F. If grassing is to occur after August 15 or before May 15, Contractor shall include perennial Ryegrass seed with an alternate price to return the following Spring (after May 15) to scalp Ryegrass and re-hydromulch with Bermuda, guaranteeing a full stand of grass.
 - Contractor shall guarantee a full stand of grass, regardless of whether a permanent landscape irrigation system is installed. Contractor shall provide temporary irrigation or hand water as required for turf establishment.
 - Soil amendment to be "Compost" as produced by Living Earth Technology (Phone: 214-889-4332), or approved equal.
 - Tree holes to be excavated 2' greater than ball diameter and 6" deeper. Backfill with 2/3 existing soil and 1/3 Compost (or approved equal) as noted under note 7 above, thoroughly blended by mechanical means prior to backfill.
 - Shrub pits shall be excavated 12" greater than container diameter and 6" deeper. Backfill with 1/2 existing soil and 1/2 Compost (or approved equal) as noted under note 7 above, thoroughly blended by mechanical means prior to backfill.
 - Mulch topdressing to be minimum 2" layer shredded hardwood, spread uniformly on all shrub and groundcover beds and on all tree saucers.
 - Bed edging (if applicable) to be 1/8"x4" Ryerson "Estate" edging as manufactured by Joseph Ryerson Co., Inc. Houston, Texas (phone: 713.673.6111), or approved equal.
 - All holes for trees and large shrubs shall be tested for water retention prior to tree or shrub installation. After hole is excavated, it is to be filled with water to the top of the excavation. If, after 24 hours, the hole still holds water, the Contractor shall excavate an additional 6" from the bottom of the hole. The Landscape Contractor shall then install 5' of native washed gravel covered on the top (top up to a minimum of 12" on the sides of the hole) with filter fabric. The Contractor shall also install a capped 3" diameter PVC sump which will extend from near the bottom of the rock layer to 3" above the proposed finish grade so the hole can be evacuated through mechanical means.
 - All planting (trees, shrubs, groundcover, and/or grass as applicable, to be guaranteed for a period of one year after Final Acceptance.

D SHRUB PLANTING DETAIL
SCALE: N.T.S.

E STEEL EDGING
SCALE: N.T.S.

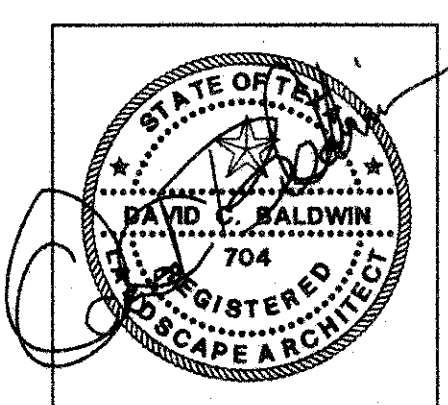
LANDSCAPE REQUIREMENTS

TOTAL LOT SIZE = 94,618.3 S.F. TOTAL LANDSCAPE AREA = 19,029.65 S.F.		
CATEGORY	REQUIRED	PROVIDED
OVERALL LANDSCAPE AREA	20% OF TOTAL LOT	20.11% OF TOTAL LOT 19,029.65 S.F.
20' LANDSCAPE BUFFER=102 L.F. (Not including Drive Cuts)	1 LARGE TREE AND 8 SHRUBS FOR EACH 20' L.F. OF FRONTAGE = 5 LARGE TREES (OR 2 FOR 1 ORNAMENTAL TREES) AND 40 SHRUBS	5 LARGE TREES, 48 NEW SHRUBS AND 16 EXISTING SHRUBS
PARKING LOT PERIMETER LANDSCAPING NORTH=343 L.F. SOUTH= VARIANCE	1 LARGE TREE AND 8 SHRUBS FOR EACH 35 L.F. OF PERIMETER NORTH=10 TREES & 80 SHRUBS SOUTH= VARIANCE	NORTH=10 TREES AND 159 SHRUBS SOUTH= VARIANCE
PARKING LOT SCREENING	DOUBLE ROW OF SHRUBS	DOUBLE ROW OF SHRUBS
PARKING SPACES TOTAL SPACES=108	11 LARGE TREES (1 LARGE TREE PER 10 SPACES AND NO SPACE FURTHER THAN 50' FROM A TREE)	14 LARGE TREES
INTERIOR PARKING LOT LANDSCAPING 46,904 S.F. TOTAL PARKING PAVING	5% OF TOTAL PARKING AREA (2345 S.F.)	13.5% PARKING AREA 6348 S.F.

TOTAL SITE AREA: 94,618.3 S.F.
EXISTING BUILDING AREA: 5,400 S.F.
PROPOSED BUILDING AREA: 21,318.08 S.F.
TOTAL BUILDING AREA: 26,718.08 S.F.
PARKING RATE: 1/300 S.F.
TOTAL PARKING REQUIRED: 89
TOTAL PARKING PROVIDED: 108
TOTAL LANDSCAPE AREA: 19,029.65 S.F.
LANDSCAPE RATIO: 20.11%

CRITERION PRODUCTIONS
The Key Building
3311 Melrose TX 75206
TEL: (972) 907-5555
FAX: (972) 234-3803

OFFICE WAREHOUSE PHASE I
16635 ADDISON ROAD ADDISON, TEXAS



to
T.S. Orendain Associates Inc.
Architecture • Planning • Interior Design

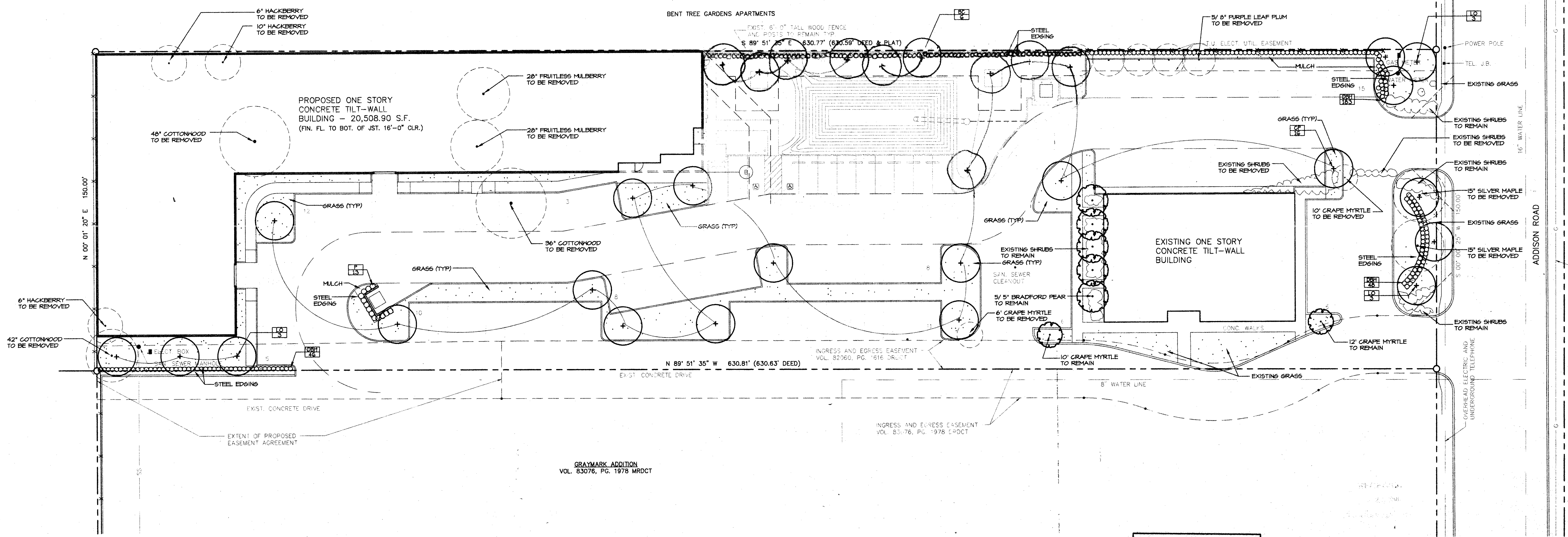
16635 Addison Road
Suite 101
Dallas, Texas 75248
(972) 250-0119

JOB: 8396 DATE: 6/22/98
DRAWN: CHECKED:

Issued / Revised	
Date	11.7.99 - JDLR

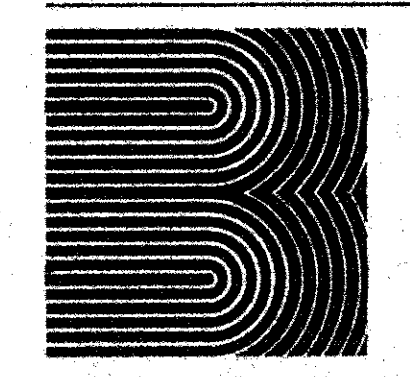
SHEET DESCRIPTION
LANDSCAPE PLAN

David C. Baldwin, Inc. 5744 Richmond Avenue
Dallas, Texas 75206
Ph: 214/821-8100
Landscape Architecture and Planning Fax: 214/824-5562



A LANDSCAPE PLAN
SCALE: 1"=20'

AS - BUILT DRAWING
DATE: 6-23-01
T.S. OREDAIN ASSOC., INC.
Architecture • Planning • Interior Design
16635 Addison Road, Suite 101
Addison, Texas 75001 972-250-0119



DAVID C. BALDWIN, INC. P.L.L.C.
11000 RICHMOND AVENUE, SUITE 101
DALLAS, TEXAS 75248
DATE: 6/22/98 SCALE: 1"=20.00'