

NOTES:

1. All landscape areas are to be irrigated with an underground automatic irrigation system with rain and freeze sensors.

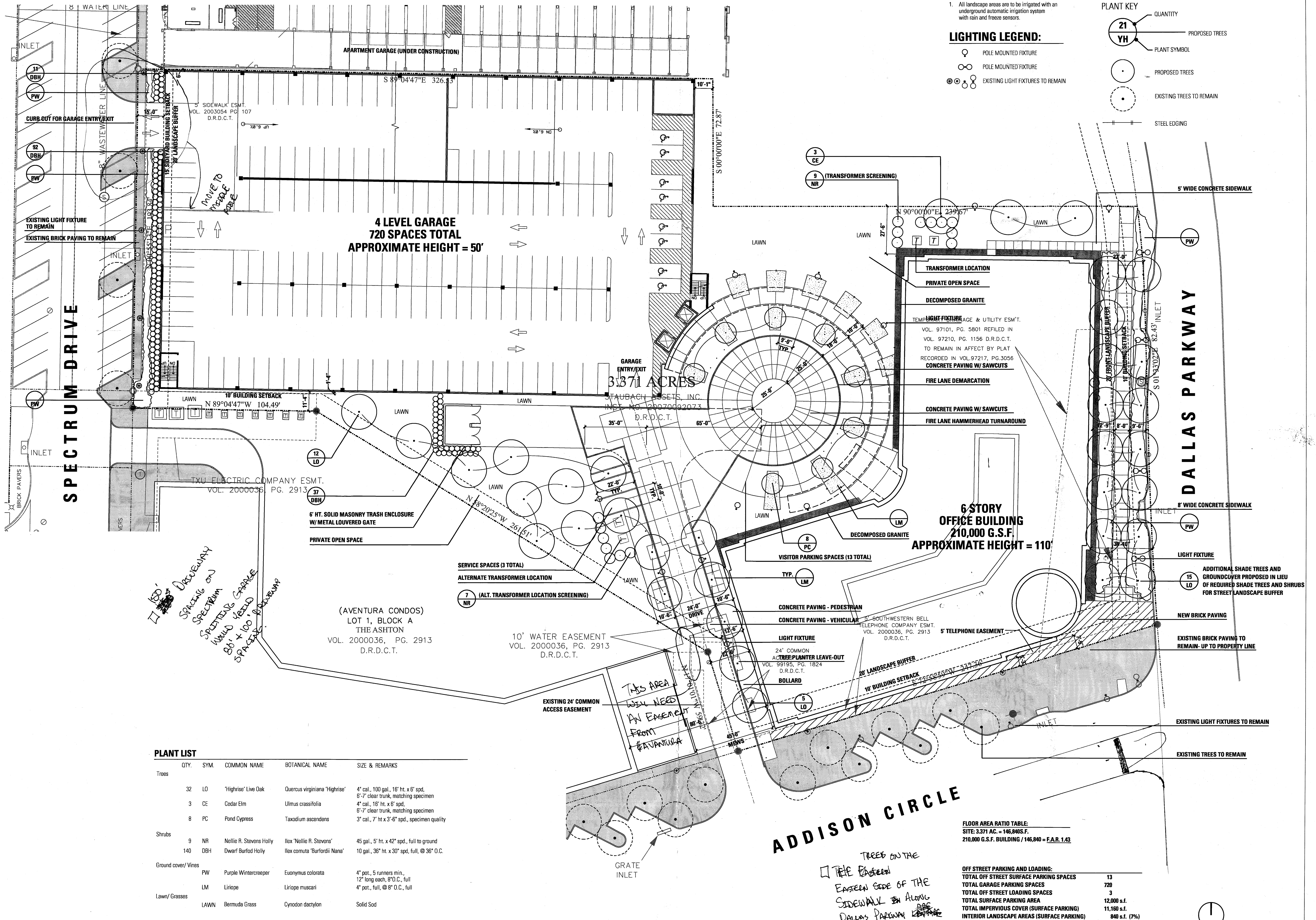
LIGHTING LEGEND:

- ☉ POLE MOUNTED FIXTURE
- ⊙ POLE MOUNTED FIXTURE
- ⊙⊙ EXISTING LIGHT FIXTURES TO REMAIN

LEGEND

PLANT KEY

- 21 QUANTITY
- YH PROPOSED TREES
- PLANT SYMBOL
- PROPOSED TREES
- EXISTING TREES TO REMAIN
- STEEL EDGING



*175' driveway  
Spacing on  
Spectrum  
40' x 100' driveway  
80' x 100' driveway  
3 parking*

*This area  
will need  
an easement  
from  
BAVANILKA*

*Trees on the  
eastern side of the  
sidewalk along  
Dallas Parkway  
located within the  
viewshed for drivers  
turning southbound on  
Dallas Parkway from  
Addison Circle.*

**PLANT LIST**

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & REMARKS
<b>Trees</b>				
32	LO	'Highrise' Live Oak	Quercus virginiana 'Highrise'	4" cal., 100 gal., 16" ht. x 6" spd, 6'-7" clear trunk, matching specimen
3	CE	Cedar Elm	Ulmus crassifolia	4" cal., 18" ht. x 6" spd, 6'-7" clear trunk, matching specimen
8	PC	Pond Cypress	Taxodium ascendens	3" cal., 7" ht. x 3'-6" spd., specimen quality
<b>Shrubs</b>				
9	NR	Nellie R. Stevens Holly	Ilex 'Nellie R. Stevens'	45 gal., 5' ht. x 42" spd., full to ground
140	DBH	Dwarf Burford Holly	Ilex comuta 'Burfordii' Nana'	10 gal., 36" ht. x 30" spd, full, @ 36" O.C.
<b>Ground cover/ Vines</b>				
	PW	Purple Wintercreeper	Euonymus colorata	4" pot., 5 runners min., 12" long each, 8" O.C., full
	LM	Liriope	Liriope muscari	4" pot., full, @ 8" O.C., full
<b>Lawn/ Grasses</b>				
	LAWN	Bermuda Grass	Cynodon dactylon	Solid Sod

**FLOOR AREA RATIO TABLE:**

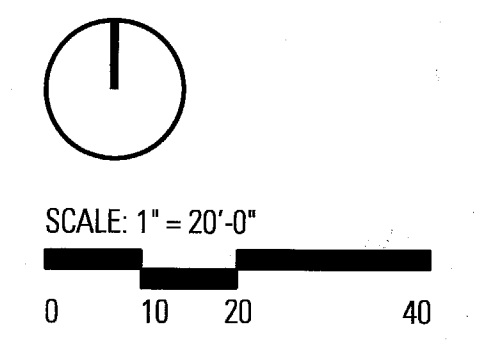
SITE: 3.371 AC. = 146,840 S.F.
210,000 G.S.F. BUILDING / 146,840 = F.A.R. 1.43

**OFF STREET PARKING AND LOADING:**

TOTAL OFF STREET SURFACE PARKING SPACES	13
TOTAL GARAGE PARKING SPACES	720
TOTAL OFF STREET LOADING SPACES	3
TOTAL SURFACE PARKING AREA	12,000 s.f.
TOTAL IMPERVIOUS COVER (SURFACE PARKING)	11,160 s.f.
INTERIOR LANDSCAPE AREAS (SURFACE PARKING)	840 s.f. (7%)

**TOTAL OPEN SPACE (PRIVATE)** 52,925 s.f.

**TOTAL LANDSCAPE AREA ON SITE** 29,040 s.f. (20%)



PROJECT: FILE NAME: FILE DATE: XREFS: FILE DATE:  
TWO ADDISON CIRCLE: T:\ADDISON: 07/23/07: 07/23/07