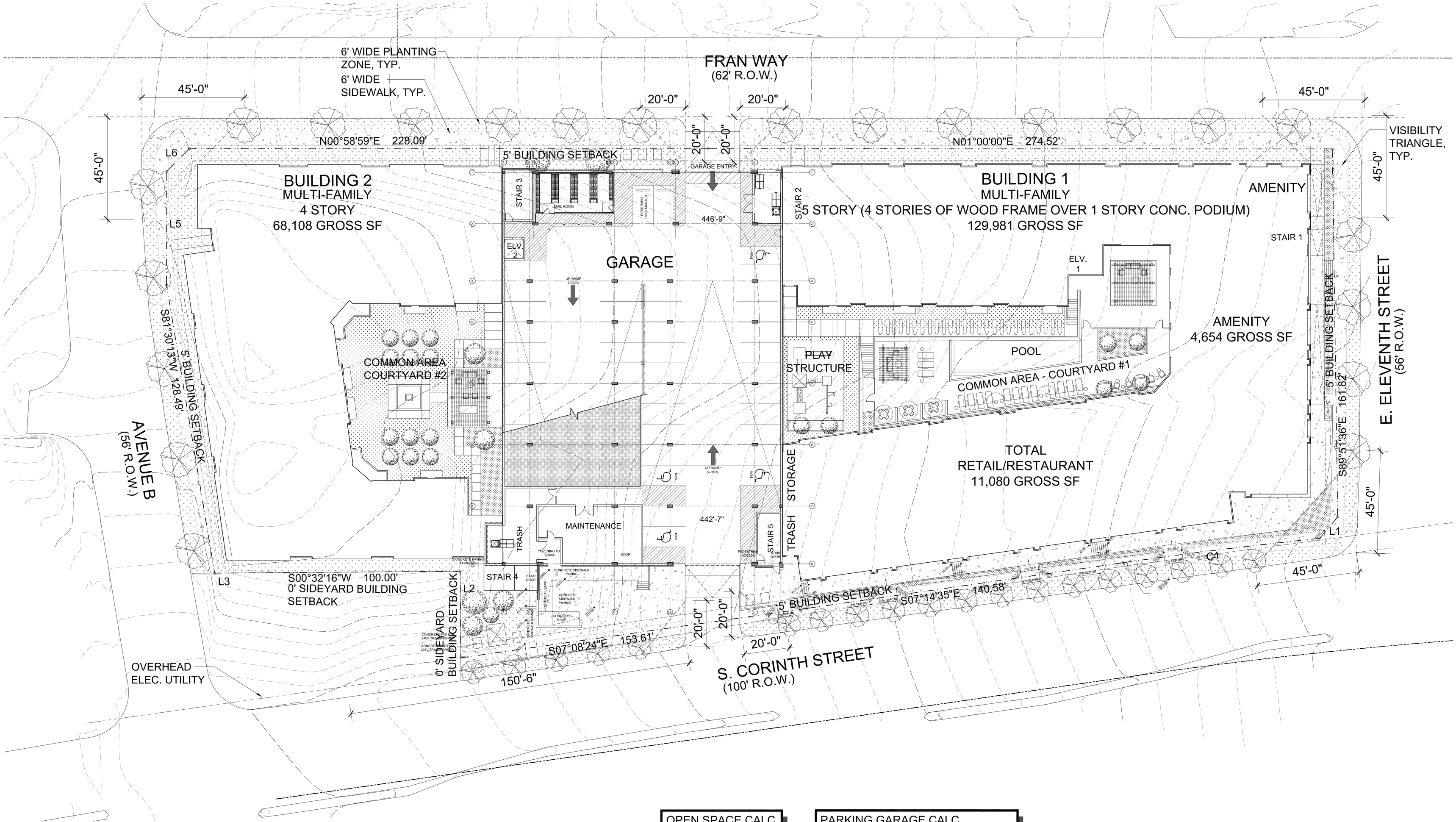

LANDSCAPE SCHEDULE

TREES			
QTY.	COMMON NAME	SIZE AT PLANTING	SPACING
41 STREET 26 SITE	TO MEET CITY REQ'S	2" OR 3" CALIPER AS NOTED	SEE PLAN
TURF			
	BERMUDA GRASS SOD		

NOTE: ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH AN ELECTRONIC CONTROLLER AND RAIN/FREEZE SENSOR

LANDSCAPE REQUIREMENTS

TYPE	REQUIREMENT	REQUIRED	PROVIDED
STREET TREES	(1) 3" CALIPER TREE PER 40' STREET FRONTAGE	FRAN WAY: 503 LF = 13 TREES ELEVENTH ST.: 170 LF = 4 TREES AVENUE B: 193 LF = 5 TREES	13 TREES 4 TREES 5 TREES
STREET TREES W/ UTILITY CONFLICTS	(1) 2" CALIPER TREE PER 20' STREET FRONTAGE	S. CORINTH ST.: 381 LF = 19 TREES	19 TREES
SITE TREES	(1) 2" CALIPER TREE PER 4000 SF LOT AREA	SITE AREA: 98,232 SF = 25 TREES	26 TREES
DESIGN STANDARDS	BIKE PARKING	ONE FIVE-BIKE RACK PER 300' OF FRONTAGE ON ONE PRIMARY STREET	TWO RACKS (10 SPACES) ON S. CORINTH ST. (381 LF = 2)
	BENCHES AND TRASH RECEPTACLES	ONE OF EACH PER 300' OF FRONTAGE ON ONE PRIMARY STREET	MIN. TWO OF EACH ON S. CORINTH ST. (381 LF = 2)

OPEN SPACE CALC

REQ'D OPEN AREA:	8%
TYPE	
STREET FRONTAGE 11TH & S. CORINTH	5,413 SF
COURTYARD #1	9,073 SF
COURTYARD #2	5,535 SF
ROOF DECK	1,081 SF
TOTAL AREA	21,102
SITE AREA	98,232 SF
% OPEN AREA:	21.5%

PARKING GARAGE CALC.

FLOOR LVL.	STANDARD	STDRD. H.C.	VAN H.C.	TOTAL
LEVEL 1	34	2	1	37
LEVEL 2	50	0	3	53
LEVEL 3	54	0	3	57
LEVEL 4	55	0	3	58
LEVEL 5	57	1	0	58
LEVEL 6	54	0	0	54
TOTAL	304	3	10	317

NOTE: 275 PARKING SPACES REQUIRED FOR SITE BY PD 812

DEVELOPMENT / LANDSCAPE PLAN
SCALE: 1:20

N

PARKING CALC.

PARKING REQUIRED
275 TOTAL PER PD 812

PARKING PROVIDED ON SITE

GARAGE 317 SPACES

NOTE: ADD'L SPACES ARE AVAILABLE ON THE STREETS ADJACENT TO THE SITE

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Revisions

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TEXAS LICENSE NO. 12495

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

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Project Title:

SPHINX @ FIJI LOFTS

DALLAS
TEXAS

sphinx development corporation

Issue Set: CHECK SET 9.28.2021

Permit Set Issue: 00.00.00

Construction Set Issue: 00.00.00

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21335

Drawing No.