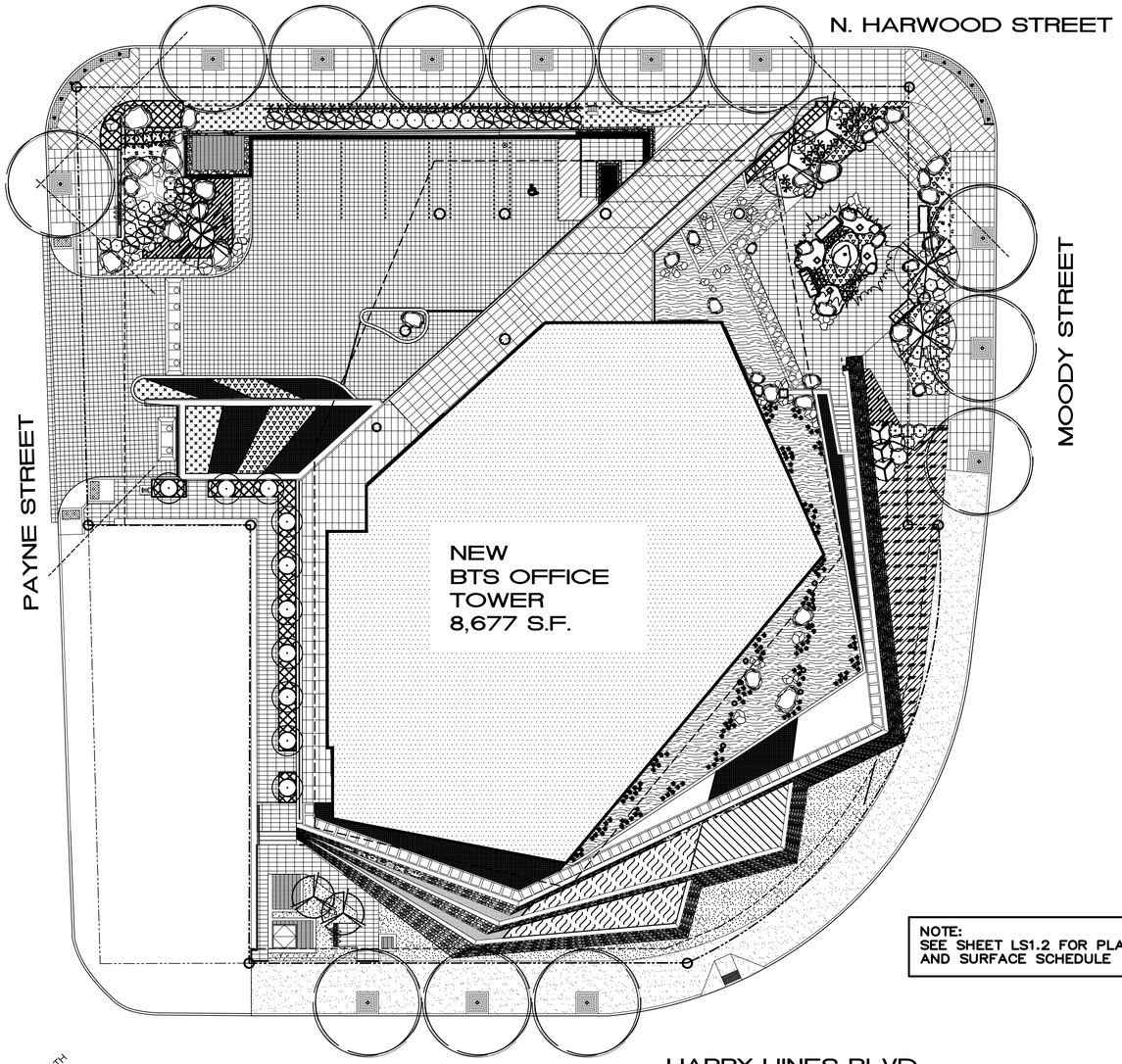


NOTE:
SEE SHEET LS1.2 FOR PLANT AND SURFACE SCHEDULE

NORTH

1 LANDSCAPE PLAN

SCALE: 1/16"=1'-0"

Harwood BTS Phase VII

Lot 2A, Block 3/363
PD-193 – PDS-79 – Subarea H

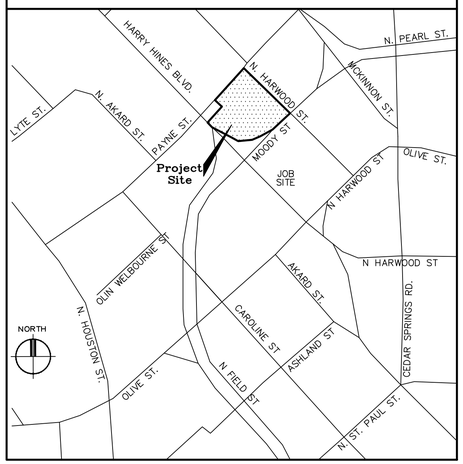
PD-193 Landscape Requirements: R-21 Office Building

SITE AREA:	32,299 SF (.0741 AC)					
O-1 AND 0-2 SUBDISTRICTS: FRONT YARD SETBACKS = 10'-0"						
AREA % IN SQ. FT.	LANDSCAPE SITE AREA		GENERAL PLANTING AREA		SPECIAL PLANTING AREA	
LOT AREA	20%		50% OF LSA		20% OF GPA	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
LOT AREA (33,150 SF)	6,460 SF	8,232 SF	3,230 SF	6,141 SF	646 SF	1,430 SF
ADDITIONAL REQUIREMENTS	REQUIRED	PROVIDED				
DIV. S-79 LANDSCAPE REQUIREMENTS						
PARKWAY TREES (1/25 LF)	12	12				
AREA % IN SQ. FT.	LANDSCAPE SITE AREA		NOT TURF AREA			
LANDSCAPE AREA	MIN. OPEN SPACE		25% OPEN SPACE			
	REQUIRED	PROVIDED	REQUIRED	PROVIDED		
LOT AREA	4,676 SF	8,232 SF	1,170 SF	6,141 SF		

SITE INFORMATION

SYMBOL	DESCRIPTION
	6" CAL. SOUTHERN LIVE OAK *Quercus virginiana*
	3" CAL. BLOODGOOD JAPANESE MAPLE *Acer palmatum 'Bloodgood'*
	3" CAL. SANGO-KAKU JAPANESE MAPLE *Acer palmatum 'Sango-kaku'*
	3" CAL. DR. MERRILL MAGNOLIA *Magnolia x loebneri 'Merrill'*
	3" CAL. NATCHEZ CRAPE MYRTLE *Lagerstroemia indica x fauriei 'Natchez'*
	3" CAL. YAUPON HOLLY *Ilex vomitoria*
	3" CAL. COLUMNAR JAPANESE MAPLE *Acer palmatum 'Twombley's Red Sentinel'*
	5 GAL. JAPANESE ARALIA *Fatsia japonica*
	5 GAL. AUCUBA *Aucuba japonica*
	5 GAL. GLOSSY ABELIA *Abelia grandiflora*
	5 GAL. GULF MUHLY *Muhlenbergia capillaris*
	5 GAL. DWARF NANDINA *Nandina domestica 'Nana'*
	5 GAL. DWARF YAUPON *Ilex vomitoria 'Nana"*
	5 GAL. MEXICAN FEATHER GRASS *Nassella tenuissima*
	3 GAL. EMPRESS LOTUS *Nelumbo nucifera*
	3 GAL. CREEPING JUNIPER *Juniperus horizontalis*
	3 GAL. TEXAS SEDGE *Carex texensis*
	3 GAL. MEADOW SEDGE *Carex granularis*
	3 GAL. TALL GROUNDCOVER BAMBOO *Sasa veitchi*
	3 GAL. DWARF PYGMY BAMBOO *Pleioblastus pygmaeus var distichus*
	1 GAL. ASIAN JASMINE *Trachelospermum asiaticum*
	1 GAL. DWARF MONDO GRASS *Ophiopogon japonicus*
	1 GAL. 'BIG BLUE' LIRIOPE *Liriope muscari 'Big Blue'*
	BERMUDA GRASS SOD *Cynodon dactylon*
	TEJAS BLACK DECOMPOSED GRANITE
	MEXICAN BEACH PEBBLE
	SALT AND PEPPER GRANITE ROUND COBBLESTONE

VICINITY MAP



SITE INFORMATION

Owner:	Phase VII Development at International Center, L.P.
Property Location:	Lot 2A, Block 3/363
Allowable Uses:	All Uses Allowable by LC (Light Commercial)
Minimum Front Yard Setback:	None Per S-79
Minimum Side Yard Setback:	None Per S-79*
Minimum Rear Yard Setback:	None Per S-79
Maximum FAR:	None Per S-79

Note: Landscape Screening and Lighting to Comply with the Oak Lawn Plan Landscape Requirements

* 10'-0" at Corner of Payne Street & Harry Hines Blvd.

Minor Amendment to Planned Development District No. 193 PDS No. 79 Sub Area H DEVELOPMENT PLAN

M167-029

Harwood Design Factory
2501 N. Harwood Street
Dallas, TX 75201
214-871-0871

DEVELOPMENT PLAN FOR
HARWOOD BTS PHASE VII
2610 N. HARWOOD STREET
DALLAS, TEXAS 75201

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REVISIONS:
05-26-17 Minor Amendment #1

PRELIMINARY ISSUES:

PROJECT ARCHITECT: BEN CORTEZ
ISSUE DATE: 05-26-17
APPROVED BY: B.C.
DRAWN BY: B.C.
JOB AND SHEET NO.: H1520ls1-0.DWG
DRAWING TITLE: LANDSCAPE PLAN
SHEET NO: LS1.0