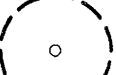


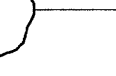
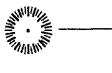




**STIE LANDSCAPE:**

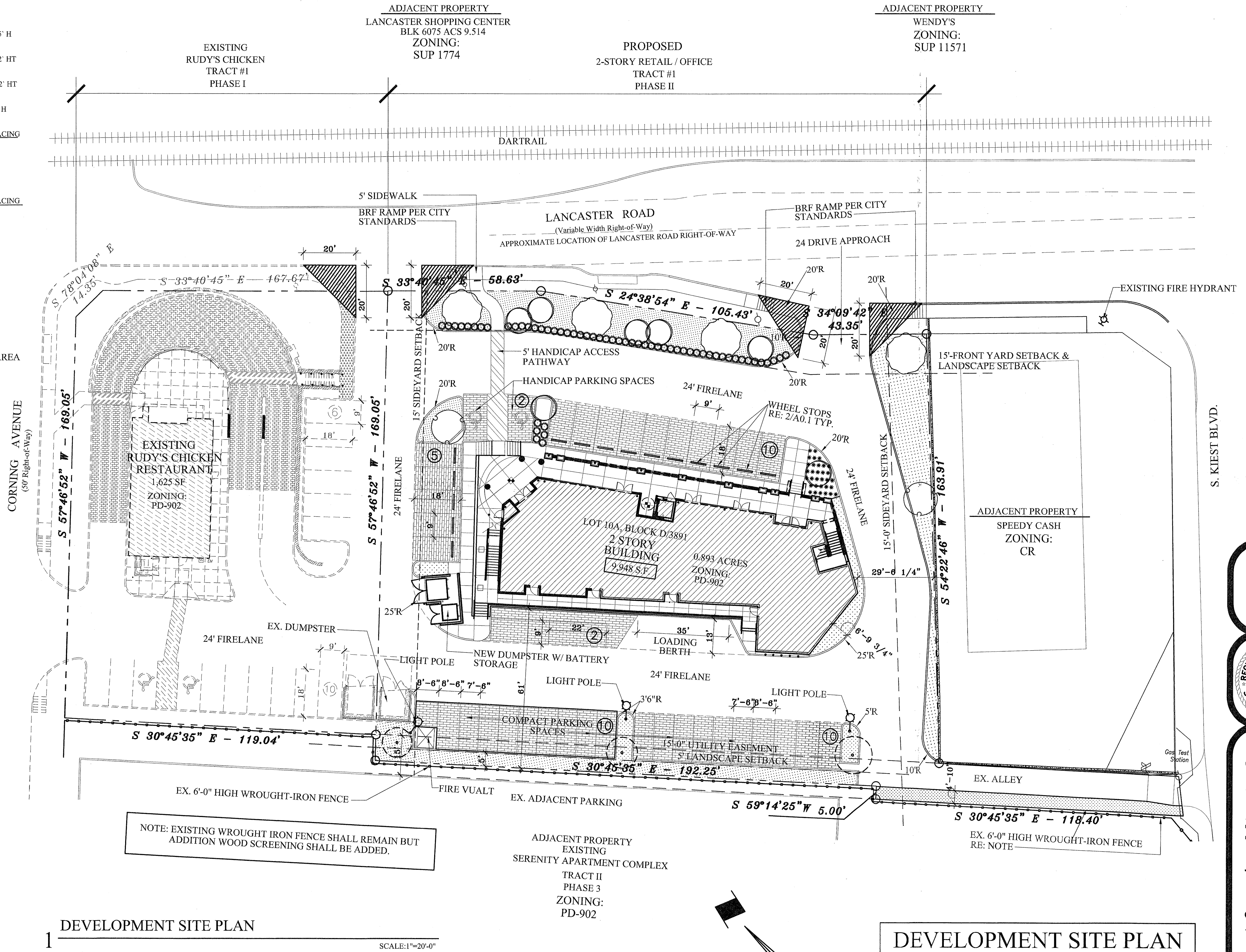
PLANT SCHEDULE					
TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
	3	Live Oak	Quercus virginiana	100 gal	4"Cal 12-15' H
	2	Chinese Pistache	Pistacia chinensis	45 gal	3"Cal 10-12' HT
	7	Eastern Redbud	Cercis canadensis	30 gal	3"Cal 10-12' HT
	4	Shumard Red Oak	Quercus shumardii	65 gal	3"Cal 12-15' H
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING
	60	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	7 gal	3'
	32	Giant Liriope	Liriope gigantea	1 gal	2'
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING
	5,113 S.F.	Buffalo Grass	Buchloe dactyloides 'TopGun' sod		

**5,293 S.F.:** OF LANDSCAPED AREA

- LANCASTER RD (4) LARGE TREES REQUIRED  
 STREET TREES (1) 3" CALIPER TREES PER 50 LF REQUIRED  
 (4) LARGE TREES PROVIDED  
 REQUIRED = (3) GROUPS REQUIRED  
 (4) LARGE AND (5) NON CANOPY PROVIDED  
 PLANT MATERIAL INSTALLED IS NATIVE OR ADAPTED TO THIS AREA  
 DESIGN STANDARDS MET:  
 1. SCREENING OF OFF STREET PARKING THIS IS MET  
 2. ENHANCED PAVEMENT  
 PARKING LOT: 19,647 SF PAVEMENT  
 25% IS REQUIRED TO BE ENHANCED  
 4,912 SF IS REQUIRED  
 STAMPED CONCRETE: 6,358 SF IS PROVIDED 27%

**BUILDING TABULATIONS**

2 STORY RETAIL / OFFICE BUILDING					
1 ST. FLOOR	S.F.	TENANT	OCCUPANCY	PARKING SPACES REQUIRED	
TENANT 100	1,035 S.F.	DONUT SHOP	RETAIL	1/200	5 P.S.
TENANT 101	987 S.F.		RETAIL	1/200	5 P.S.
TENANT 102	976 S.F.	BARBER SHOP	PERSONAL SERVICE	1/200	5 P.S.
TENANT 103	990 S.F.		RETAIL	1/200	5 P.S.
TENANT 104	957 S.F.		RETAIL	1/200	5 P.S.
2 ND. FLOOR	S.F.	TENANT			
TENANT 200	722 S.F.		OFFICE	1/333	2 P.S.
TENANT 201	980 S.F.		OFFICE	1/333	3 P.S.
TENANT 202	985 S.F.		OFFICE	1/333	3 P.S.
TENANT 203	979 S.F.		OFFICE	1/333	3 P.S.
TENANT 204	967 S.F.		OFFICE	1/333	3 P.S.
PARKING REQUIRED					39 P.S.
PARKING PROVIDED					40 P.S.



**DEVELOPMENT SITE PLAN**

SCALE: 1"=20'-0"

**DEVELOPMENT SITE PLAN**

ISSUE DATE  
MAY 18, 2016  
MAY 20, 2016  
JUNE 28, 2016

REGISTERED ARCHITECT  
STATE OF TEXAS  
00620

**calvert & co./architects, inc.**  
 1001 w. main street  
 Carrollton, tx. 75006  
 (972)446-0493

PROPOSED PROJECT  
**2-STORY RETAIL / OFFICE**  
 3115 S. LANCASTER RD.  
 DALLAS, TX.

SHEET  
**A0.1a**  
 OF