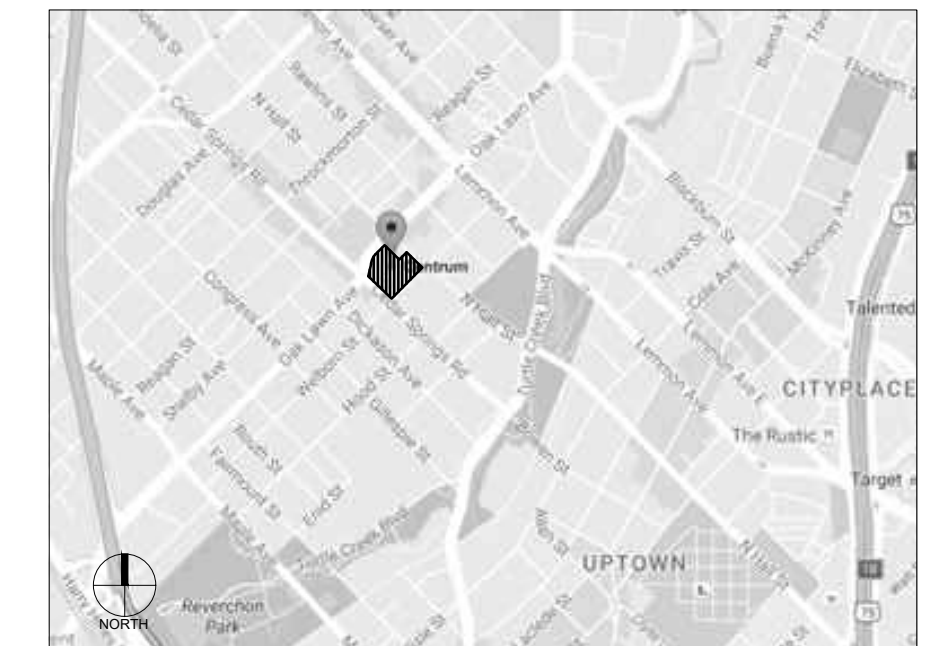


**IRRIGATION NOTES:**

1. ALL LANDSCAPE PLANTING AREAS ARE TO BE IRRIGATED BY A FULLY AUTOMATED IRRIGATION SYSTEM.
2. IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE PLANTINGS.
3. SHRUB AND GROUND COVER AREAS TO BE IRRIGATED WITH LANDSCAPE DRIP LINE SYSTEM AND TREES IRRIGATED WITH TREE BUBBLERS.
4. CONTRACTOR TO VERIFY WATER QUALITY AND PRESSURE FROM EXISTING WATER LINES.
5. CONTRACTOR TO VERIFY ADEQUATE DRAINAGE AND DRAINAGE FILTRATION.



VICINITY MAP - NOT TO SCALE

**Issue Title**

EXHIBIT "A"

Issue Date: 02.14.2017

**Issue / Addenda / Revisions**

| Date       | Description    |
|------------|----------------|
| 01.26.2017 | CITY SUBMITTAL |
| 02.02.2017 | CITY SUBMITTAL |
| 02.14.2017 | CITY SUBMITTAL |

**Project Name**

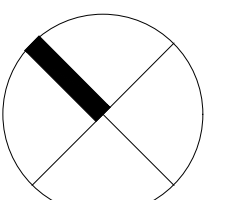
The Centrum

3102 Oak Lawn Ave.  
Dallas, Texas 75219

Project No: 16034

**Drawing Title**

DEVELOPMENT/  
LANDSCAPE  
PLAN

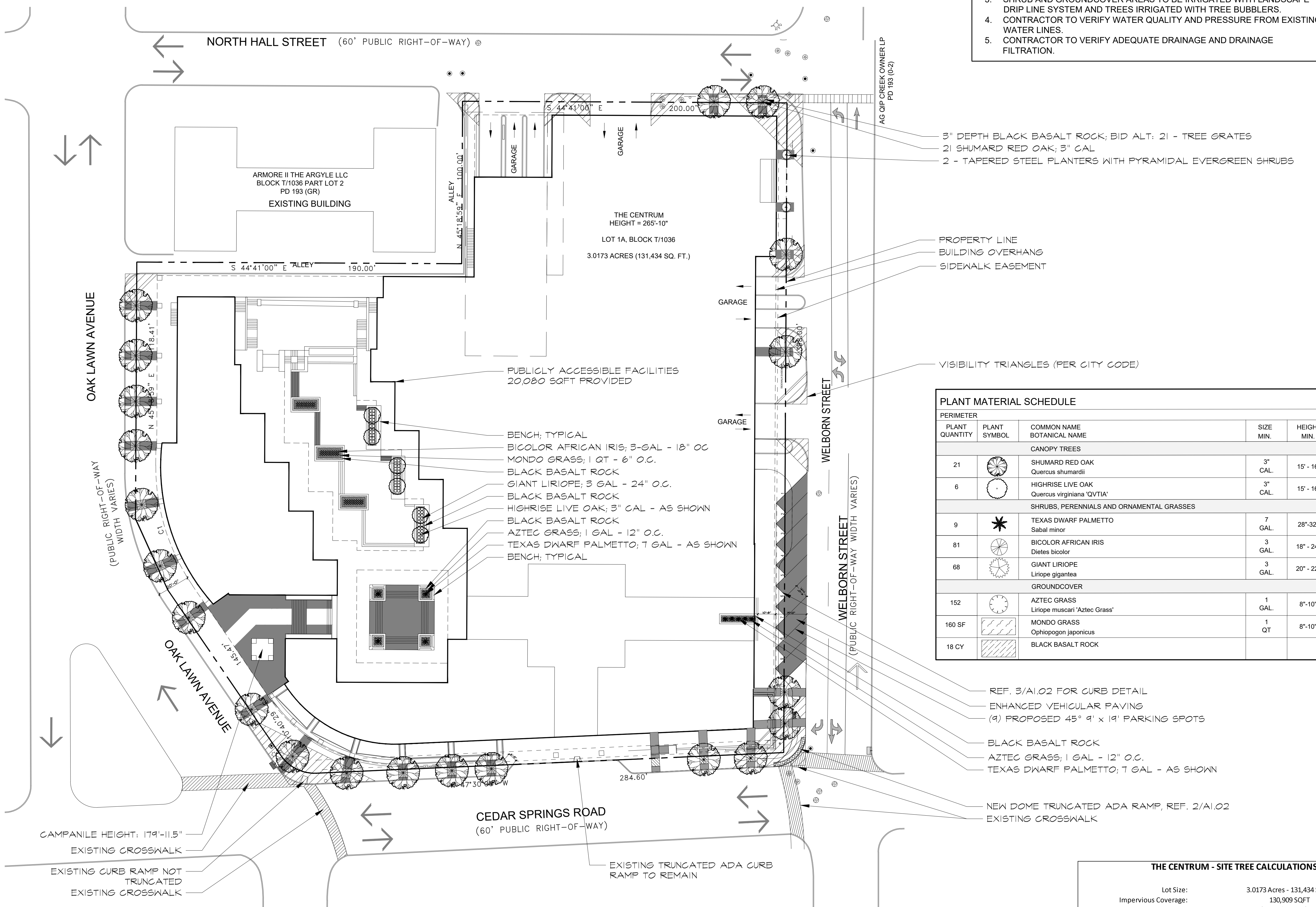


SCALE: 1" = 30'-0"

NORTH

Sheet No.

L1.02



**PLANT MATERIAL SCHEDULE**

| PLANT QUANTITY                                   | PLANT SYMBOL | COMMON NAME<br>BOTANICAL NAME                   | SIZE<br>MIN. | HEIGHT<br>MIN. | SPREAD/SPACING<br>MIN. MIN. |          |
|--|--------------|---|--------------|----------------|-----------------------------|----------|
| <b>PERIMETER</b>                                 |              |   |              |                |                             |          |
| <b>CANOPY TREES</b>                              |              |   |              |                |                             |          |
| 21   |              | SHUMARD RED OAK<br>Quercus shumardii            | 3"<br>CAL.   | 15' - 16'      | 6' - 7'                     | AS SHOWN |
| 6  |              | HIGHRISE LIVE OAK<br>Quercus virginiana 'QV7IA' | 3"<br>CAL.   | 15' - 16'      | 6' - 7'                     | AS SHOWN |
| <b>SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES</b> |              |   |              |                |                             |          |
| 9  |              | TEXAS DWARF PALMETTO<br>Sabal minor             | 7<br>GAL.    | 28" - 32"      | 24" - 28"                   | AS SHOWN |
| 81   |              | BICOLOR AFRICAN IRIS<br>Dietes bicolor          | 3<br>GAL.    | 18" - 24"      | 10" - 12"                   | 18" O.C. |
| 68   |              | GIANT LIRIOPE<br>Liriope gigantea               | 3<br>GAL.    | 20" - 22"      | 18" - 20"                   | 24" O.C. |
| <b>GROUND COVER</b>                              |              |   |              |                |                             |          |
| 152  |              | AZTEC GRASS<br>Liriope muscari 'Aztec Grass'    | 1<br>GAL.    | 8" - 10"       | 8" - 10"                    | 12" O.C. |
| 160 SF   |              | MONDO GRASS<br>Ophiopogon japonicus             | 1<br>QT      | 8" - 10"       | 8" - 10"                    | 6" O.C.  |
| 18 CY  |              | BLACK BASALT ROCK                               |              |                |                             |          |

3" DEPTH BLACK BASALT ROCK; BID ALT: 21 - TREE GRATES  
21 SHUMARD RED OAK; 3" CAL  
2 - TAPERED STEEL PLANTERS WITH PYRAMIDAL EVERGREEN SHRUBS

PROPERTY LINE  
BUILDING OVERHANG  
SIDEWALK EASEMENT

VISIBILITY TRIANGLES (PER CITY CODE)

REF. 3/A1.02 FOR CURB DETAIL  
ENHANCED VEHICULAR PAVING  
(9) PROPOSED 45' 9" x 19' PARKING SPOTS

BLACK BASALT ROCK  
AZTEC GRASS; 1 GAL - 12" O.C.  
TEXAS DWARF PALMETTO; 7 GAL - AS SHOWN

NEW DOME TRUNCATED ADA RAMP, REF. 2/A1.02  
EXISTING CROSSWALK

**THE CENTRUM - SITE TREE CALCULATIONS**

|                                 |   |
|---------------------------------|---|
| Lot Size:                       | 3.0173 Acres - 131,434 SQ FT                                |
| Impervious Coverage:            | 130,909 SQ FT   |
| Number of Trees Removed:        | 16 @ \$1,090/Tree = \$17,440.00                             |
| Caliper Inches Over 8" Removed: | 108 @ \$36.00/Caliper Inch = \$3,888.00                     |
| Total Mitigation Dollars:       | 17,440 + 3,888 = \$21,328.00                                |
| Proposed Trees:                 | 25 @ 3" Caliper = 78 Caliper Inches                         |
| Tree Mitigation Provided:       | 78 Caliper Inches @ \$220.00 Per Caliper Inch = \$17,160.00 |
| Mitigation Balance:             | 21,328 - 17,160 = \$4,168.00                                |