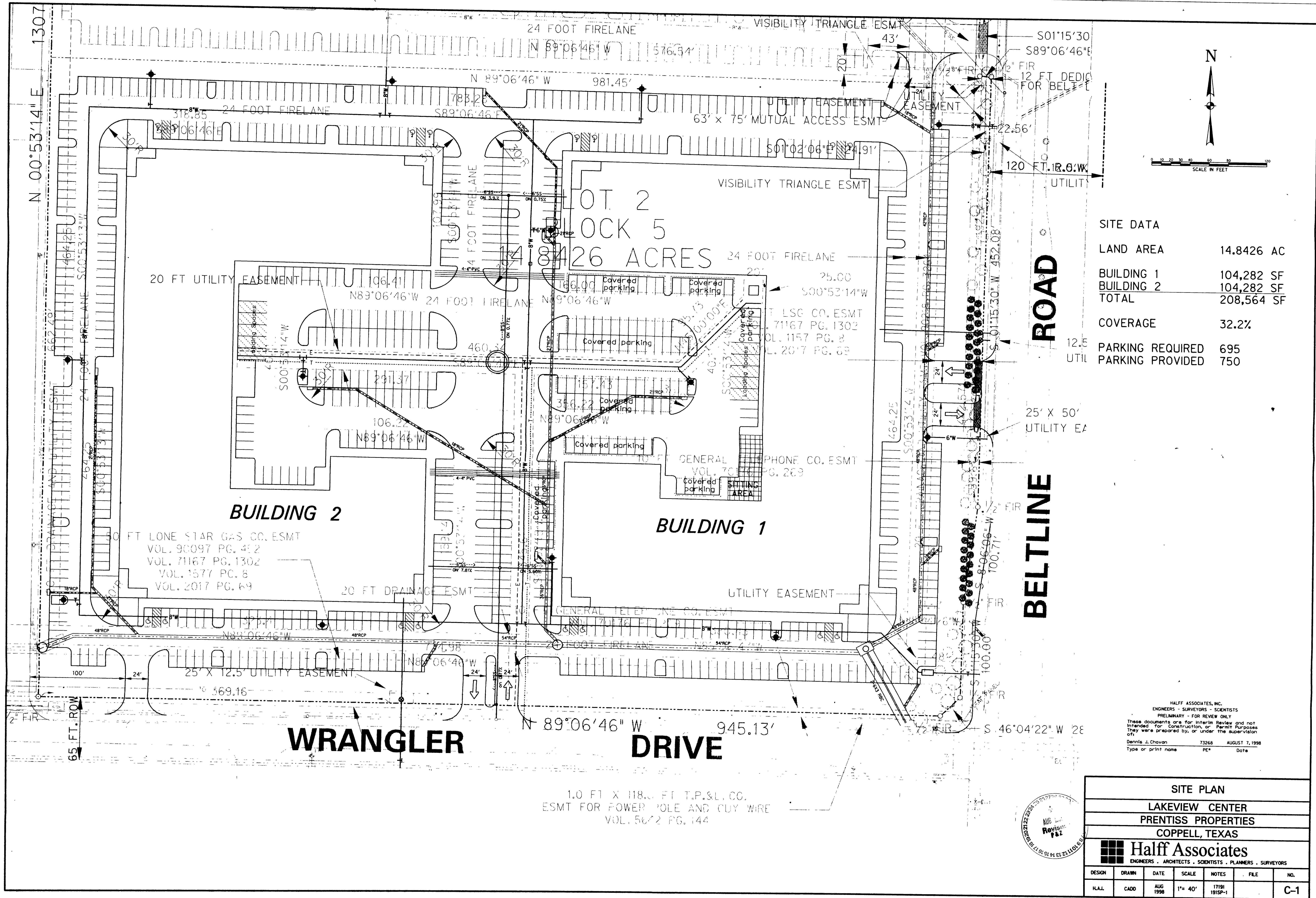
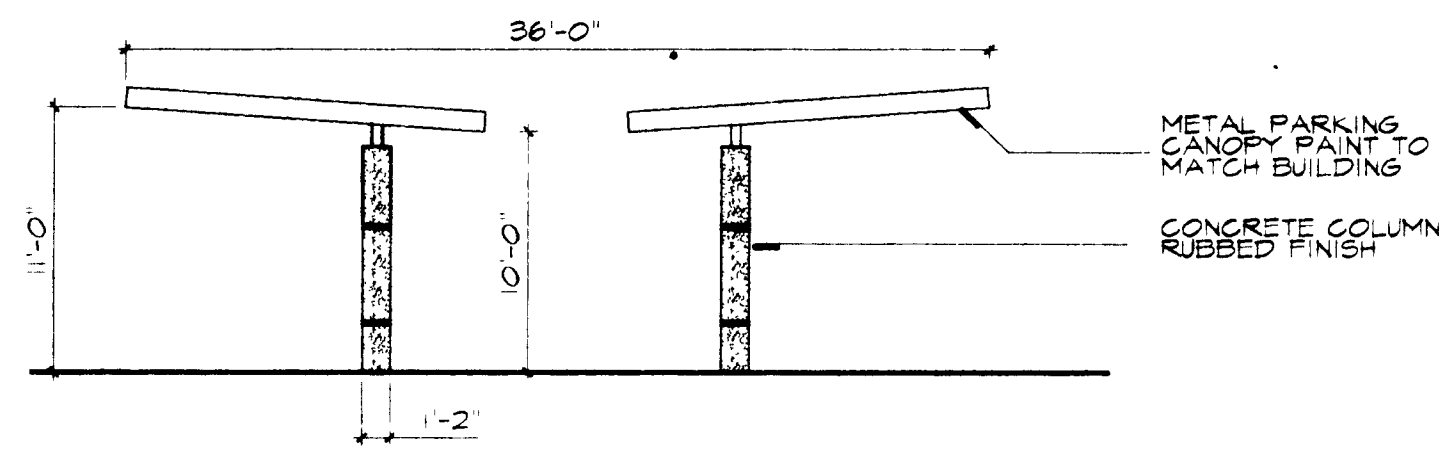




SITE DATA	
LAND AREA	14.8426 AC
BUILDING 1	104,282 SF
BUILDING 2	104,282 SF
TOTAL	208,564 SF
COVERAGE	32.2%
PARKING REQUIRED	695
PARKING PROVIDED	750

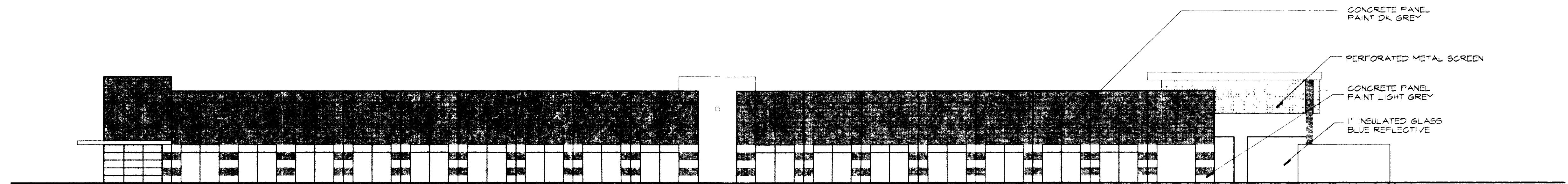
HALFF ASSOCIATES, INC.
ENGINEERS - SURVEYORS - SCIENTISTS
PRELIMINARY - FOR REVIEW ONLY
These documents are for Interim Review and not
intended for Construction or Permit purposes.
They were prepared by, or under the supervision
of,
Dennis J. Chovan 73268 AUGUST 7, 1998
Type or print name PE# Date

SITE PLAN						
LAKEVIEW CENTER						
PRENTISS PROPERTIES						
COPPELL, TEXAS						
Halff Associates						
ENGINEERS - ARCHITECTS - SCIENTISTS - PLANNERS - SURVEYORS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
H.A.I.	CADD	AUG 1998	1" = 40'	17191 191SP-1		C-1



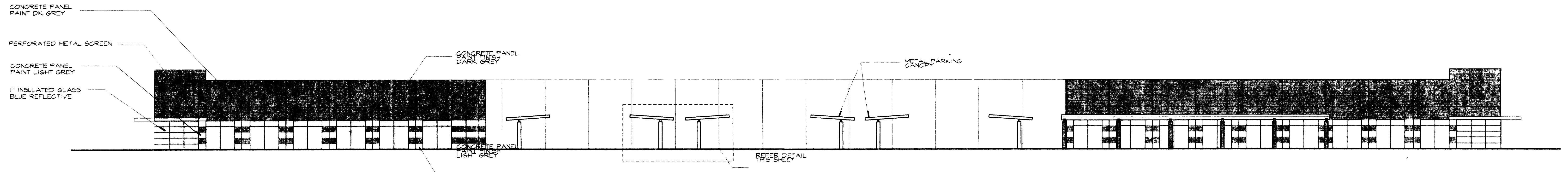
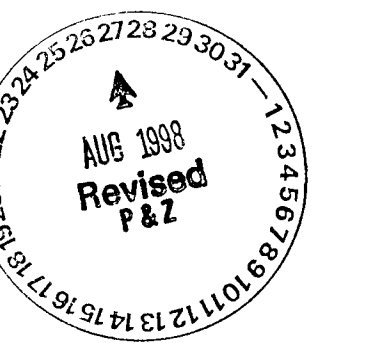
PARKING CANOPY

SCALE: 1/8" = 1'-0"



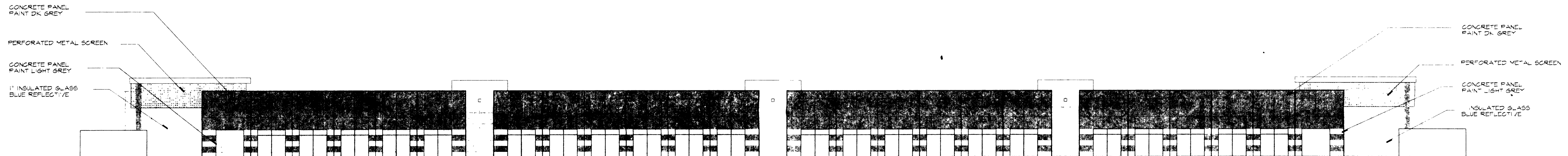
BLDG 1 NORTH/SOUTH ELEVATION

SCALE 1/16" = 1'-0"



BLDG 1 WEST ELEVATION

SCALE 1/16" = 1'-0"



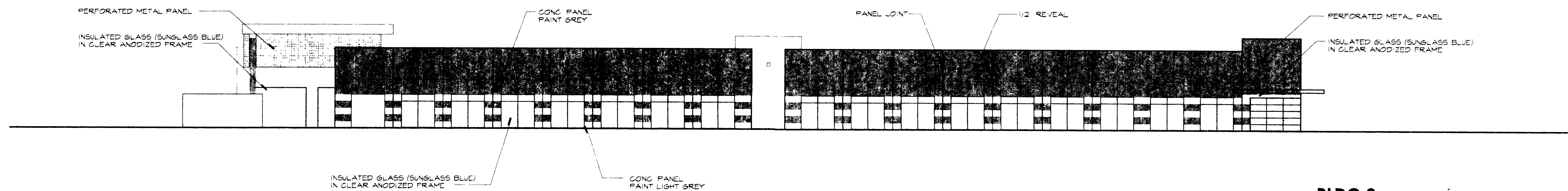
BLDG 1 EAST ELEVATION

SCALE 1/16" = 1'-0"

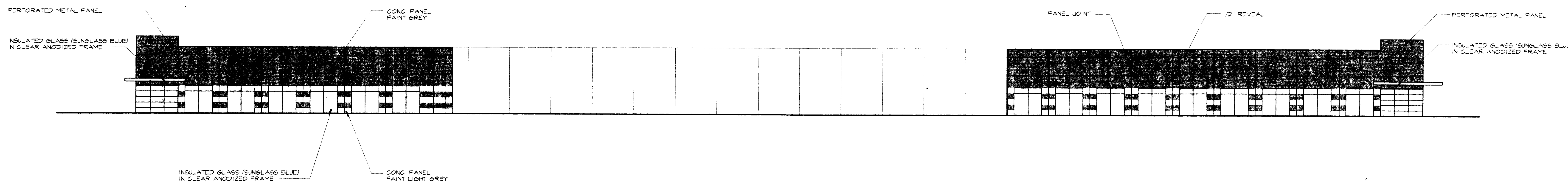
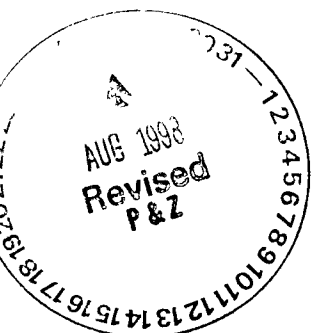
ALLIANCE ARCHITECTS

12750 Merit Drive, Suite 550 LB 52
Dallas, Texas 75251
(214) 233-0400 Fax: (214) 233-2259

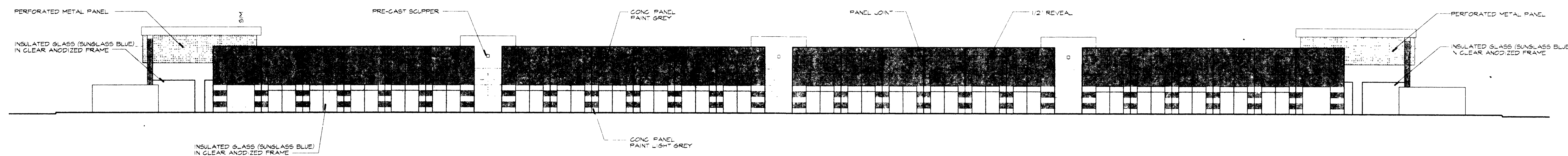
05 AUG 1998



03 BLDG 2
NORTH/SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



02 BLDG 2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



01 BLDG 2 WEST ELEVATION
SCALE: 1/16" = 1'-0"

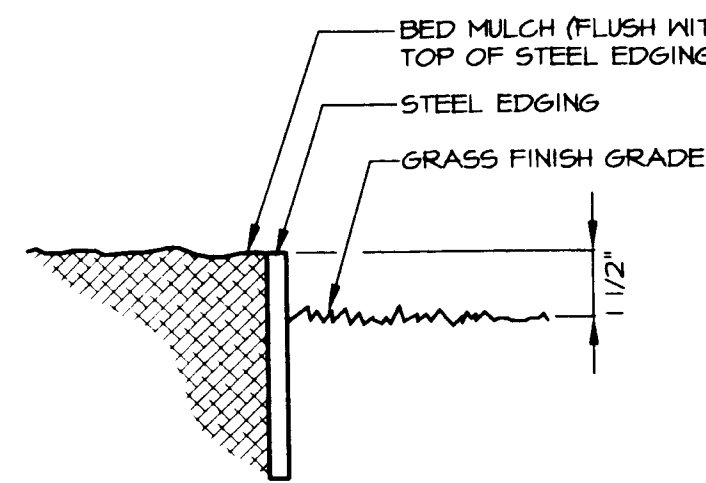
ALLIANCE ARCHITECTS

12750 Merit Drive, Suite 550 LB 52
Dallas, Texas 75251
(214) 233-0400 Fax: (214) 233-2259

- GENERAL NOTES
- Quantities shown on Plant List are Landscape Architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required in planting.
 - Contractor shall notify Landscape Architect of any discrepancies, omissions or misstatements on plant list prior to bid submission. Discrepancies, omissions or misstatements shall not be construed as a change order.
 - Contractor shall provide representative samples (minimum 3 each variety) of shrubs and groundcover plants for Landscape Architect and/or Owner's approval prior to major placement of materials to site.
 - After clearing and grading, all areas to be planted shall be leveled, and the ground. The required depth shall be the attraction of roots, depression, bumps, and obstructions and shall be used to guide the preparation of the "Tree Pit" or "Tree Hole" and be used to guide surface stones or mulch as one hole (17") in diameter.
 - Grass areas to be either bermudagrass or perennial ryegrass depending on date of planting. Bermudagrass must be established prior to May 15 or after August 15, and ryegrass must be established prior to May 15 or after August 15. Contractor shall provide representative samples (minimum 3 each variety) of shrubs and groundcover plants for Landscape Architect and/or Owner's approval prior to major placement of materials to site.
 - Contractor shall guarantee a full stand of grass, regardless of whether a permanent landscape irrigation system is installed. Contractor shall provide temporary irrigation or hand water as needed for full establishment.
 - Soil amendment to be "Compost" as produced by Living Earth Technology (Phone 214-868-4332) or approved equal.
 - Tree holes to be excavated 2" greater than ball diameter and 6" deeper. Backfill with 2/3 existing soil and 1/3 Compost (or approved equal) as noted under 7 above. Thoroughly tamped by mechanical means prior to backfill.
 - Shrub pits shall be excavated 1/2" greater than container diameter and 6" deeper. Backfill with 1/2 existing soil and 1/2 Compost (or approved equal) as noted under note 7 above. Thoroughly tamped by mechanical means prior to backfill.
 - Mulch topdressing to be minimum 2" layer shredded hardwood, spread uniformly on all shrub and groundcover beds and on all tree wounds.
 - Steel edging (if approved) to be 1/2" x 4" "Barren" "Tactical" edging as manufactured by Joseph Ryerson Co., Inc. Houston, Texas (Phone 713-875-8111) or approved equal.
 - All holes for trees and large shrubs shall be tested for water retention prior to tree or shrub installation. After hole is excavated, it is to be filled with water to the top of the excavation. If, after 24 hours, the hole still holds water, the Contractor shall excavate to additional 6" from the bottom of the hole. The Landscape Architect shall then install 6" of coarse washed gravel covered on the top (and up to a minimum of 12" on the sides of the hole) with filter fabric. The Contractor shall also install a 3" diameter PVC drain which will extend from near the bottom of the hole layer to 3" above the proposed finish grade so the hole can be evacuated through mechanical means.
 - All planting (trees, shrubs, groundcover, and/or grass as applicable) to be guaranteed for a period of one year after final acceptance.

PLANT LIST

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LO	60	LIVE OAK	Quercus virginiana	Minimum 3" caliper, minimum 12" ht. and 5" spread	Nursery-grown B&B, containerized or container-grown, full head, matched.
GP	30	CHINESE PISTACHE	Platanus chinensis	Minimum 3" caliper, minimum 12" ht. and 5" spread	Nursery-grown B&B, containerized or container-grown, full head, matched.
BC	64	BALD CYPRESS	Taxodium distichum	Minimum 3" caliper, minimum 12" ht. and 4-6" spread	Nursery-grown B&B, containerized or container-grown, full head, matched.
DSH	716	DWARF EMERALD HOLLY	Ilex cornuta 'Burfordii' nana	1 gal. min. 30" ht. and 24" spread	Full-to-ground, plant 36" o.c.



E STEEL EDGING SCALE: N.T.S.

LANDSCAPE REQUIREMENTS

OPEN SPACE

TOTAL LOT AREA= 846,544 s.f.
TOTAL BUILDING COVERAGE= 208,064 s.f.
TOTAL AREA NOT COVERED BY BUILDINGS= 638,480 s.f.

CATEGORY	REQUIRED	PROVIDED
Feature Landscape Area	437,980 x 150= 65,697 s.f. (32,291 m Front Yard)	73,224 s.f. (42,800 m Front Yard)
Open Space Trees	65,697 s.f. = 2500= 27 Trees (37)	27 Trees

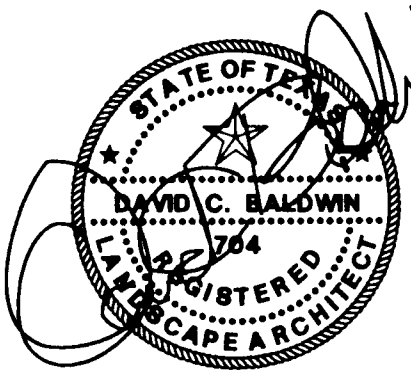
PARKING LOT INTERIOR

TOTAL SPACES= 750
TOTAL PARKING AREA= 274,915 s.f.

CATEGORY	REQUIRED	PROVIDED
Parking Islands	750 spaces x 120= 90 islands (9'x18')	120 islands (9'x18')
Parking Interior Landscape Area	274,915 s.f. x 100= 27,492 s.f.	27,492 s.f.
Parking Interior Trees	27,475 s.f. = 400= 69 trees (37)	113 Trees

LANDSCAPE PERIMETER

PERIMETER	REQUIRED	PROVIDED
South (Wrangler)= 982 f.f.	20 Trees (37) and 30" Screen	23 trees and berm
East (Beltline)= 668 f.f.	14 Trees (37) and 30" Screen	27 Existing Large Trees and 29 Ornamental Trees and 22 1/2" Existing Berm
North= 982 f.f.	20 Trees (37) and 30" Screen	20 trees and shrub hedge
West= 668 f.f.	14 Trees (37) and 30" Screen	14 trees and shrub hedge

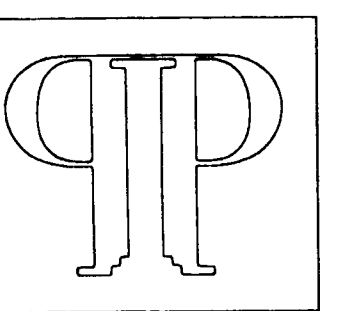


David C. Baldwin, Inc.
Landscape Architecture
and Planning

5744 Richmond Avenue
Dallas, Texas 75206
Ph: 214/821-8100
Fax: 214/824-5562

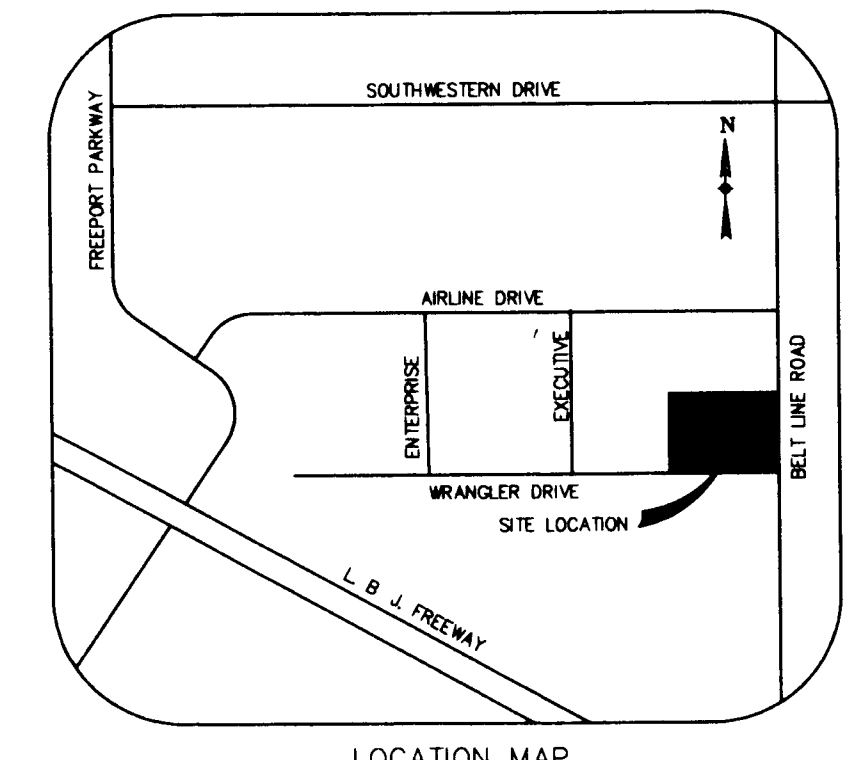
ALLIANCE ARCHITECTS

12780 Main Drive
Dallas, Texas 75241
972/233-0400
Fax: 972/233-2299

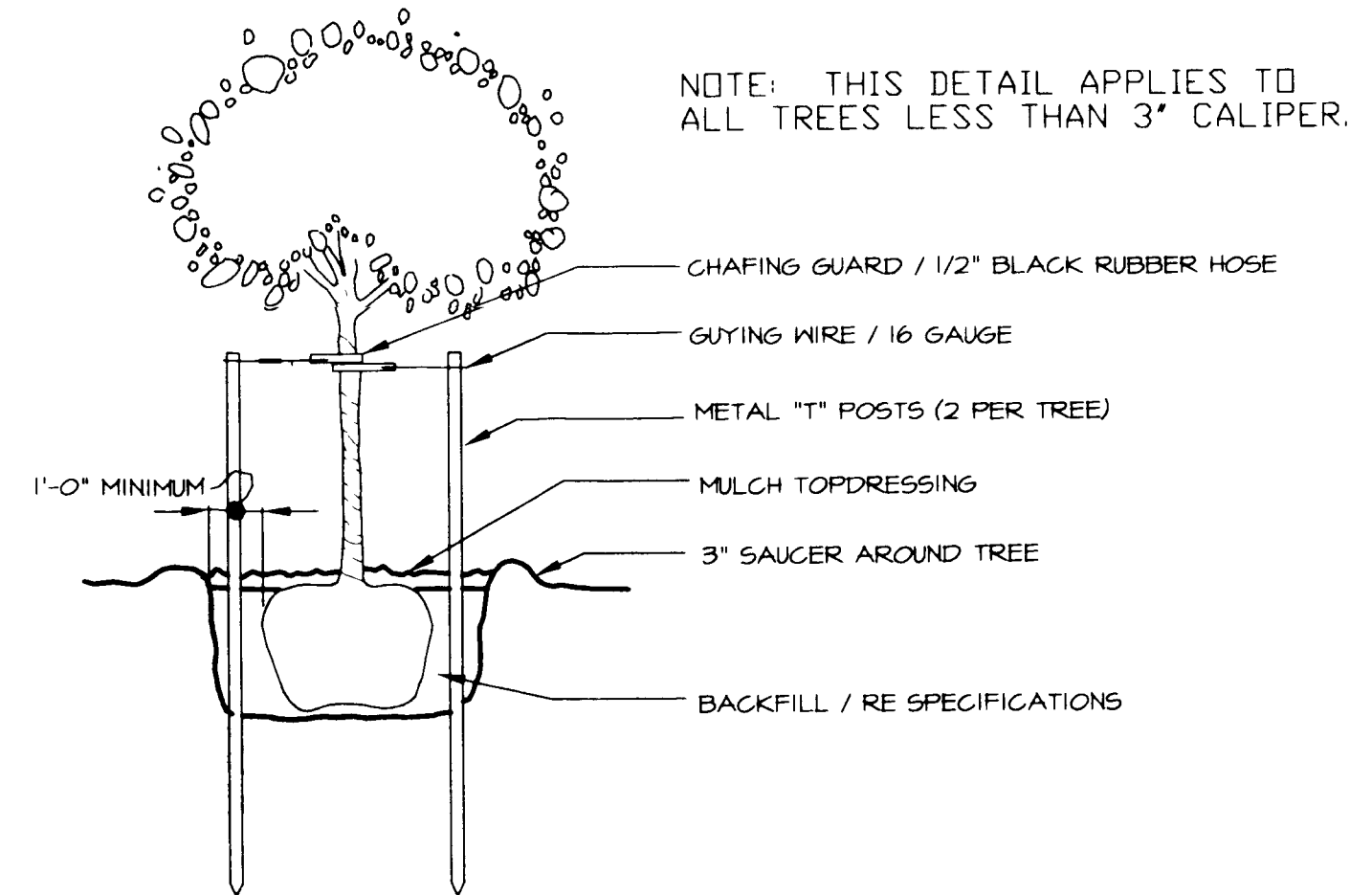


PRENTISS PROPERTIES

3890 W. NORTHWEST HWY
DALLAS, TX 75220
(214) 654-0886
FAX (214) 654-5818

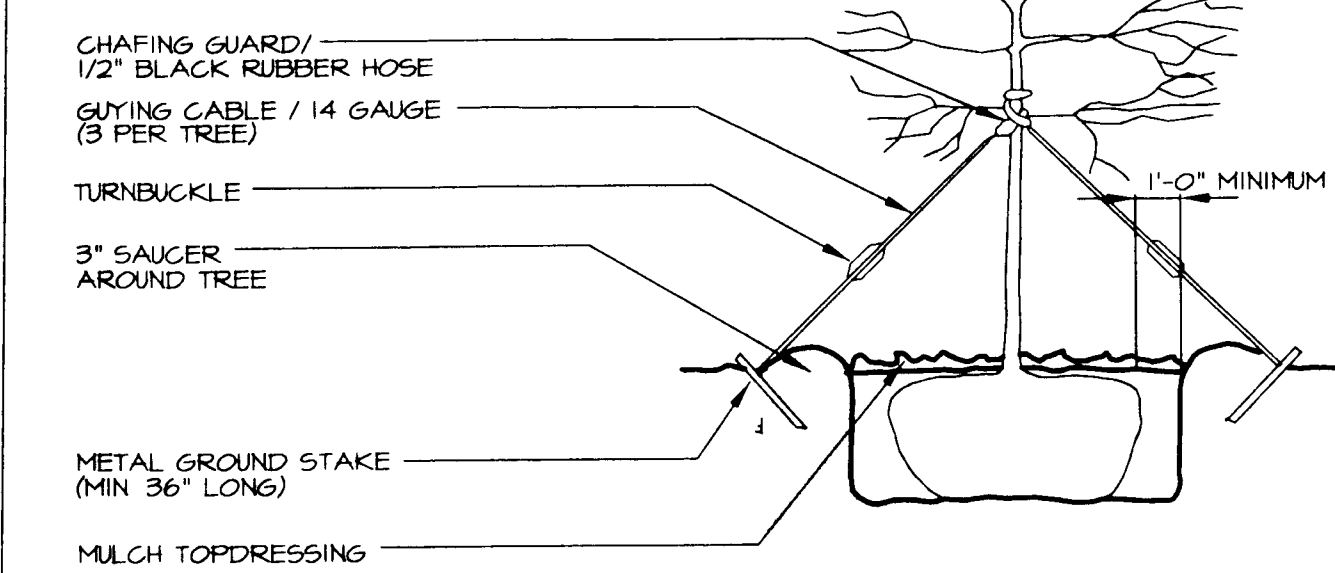


LOCATION MAP NOT TO SCALE

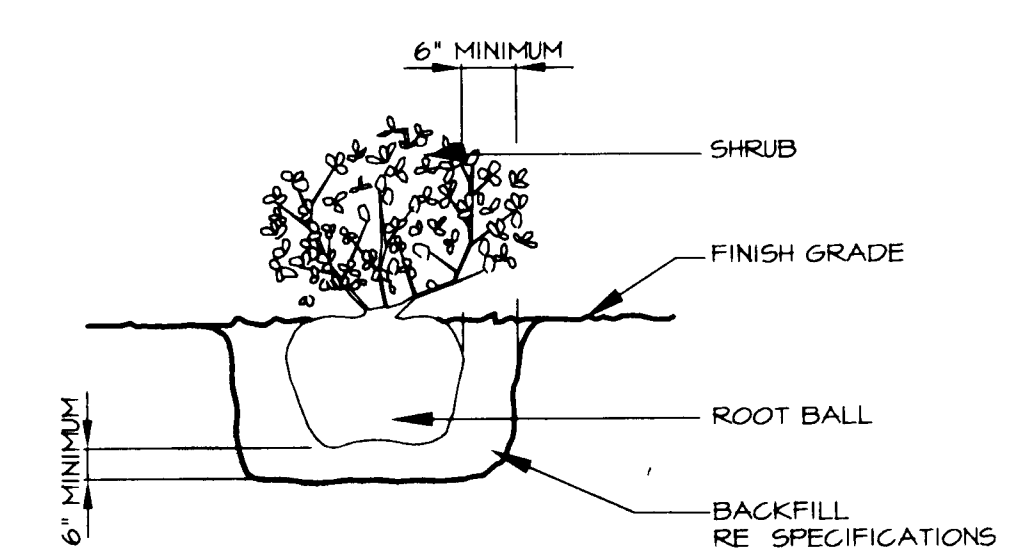


B TREE STAKING DETAIL SCALE: N.T.S.

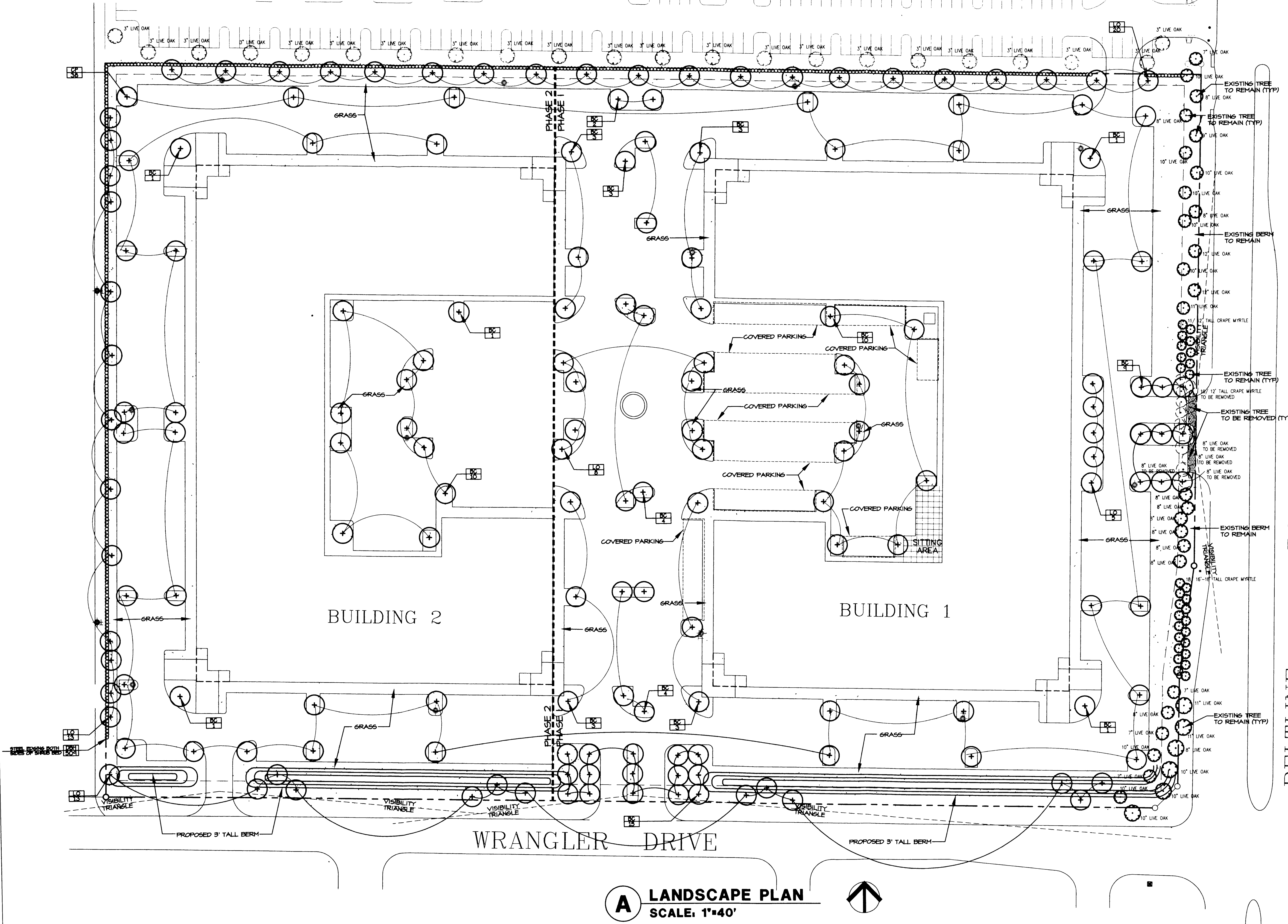
NOTE: THIS DETAIL APPLIES TO ALL TREES 3\"/>



C TREE GUYING DETAIL SCALE: N.T.S.



D SHRUB PLANTING DETAIL SCALE: N.T.S.

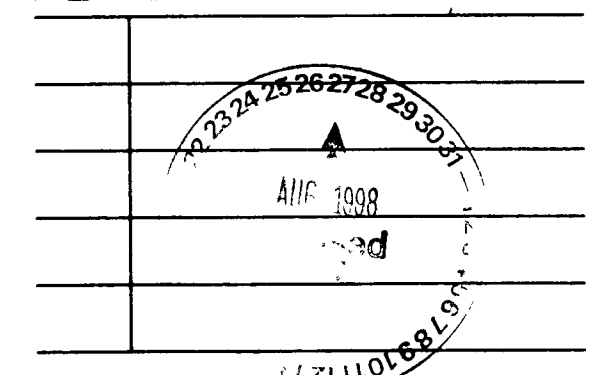


A LANDSCAPE PLAN SCALE: 1\"/>

WRANGLER & BELTLINE ROAD

LANDSCAPE PLAN

REVISIONS:



PROJECT NO.: 97110

L1.1

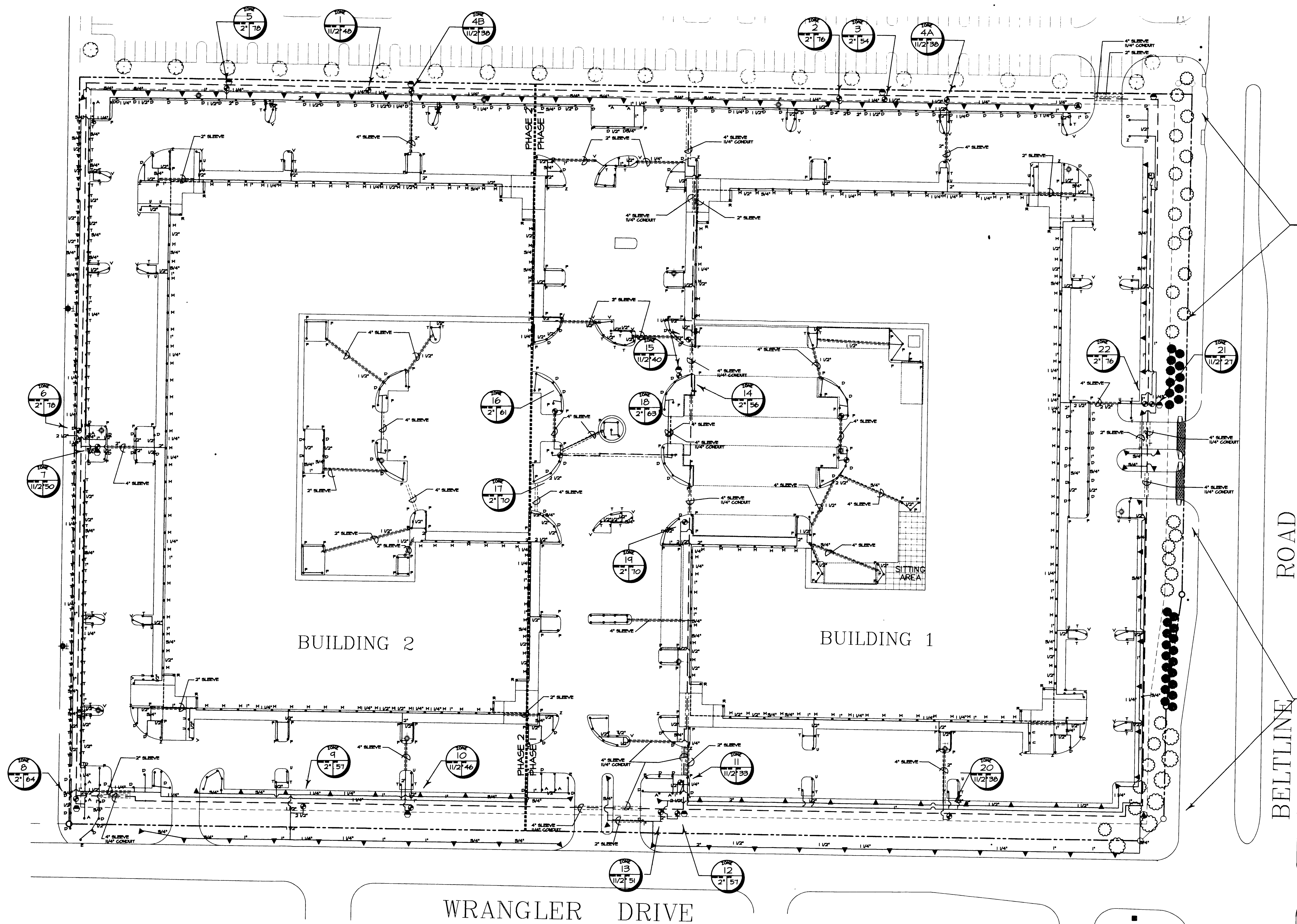
DATE: 10 AUGUST 98



NOTE: THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EXISTING IRRIGATION ALONG BELT LINE ROAD. ALL REPAIRS TO THE EXISTING SYSTEM SHALL BE COMPLETED BY THE IRRIGATION CONTRACTOR.

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DATE: 10 AUGUST 98



DAVID C. BALDWIN, INC FILE
Time 1:42 P.M.
Drawing File C:\ACAD\DRAWNEW\IRR-SITE
Date 8/7/1998 Scale 1/0000=20'0000

A IRRIGATION PLAN
SCALE: 1"=40'

