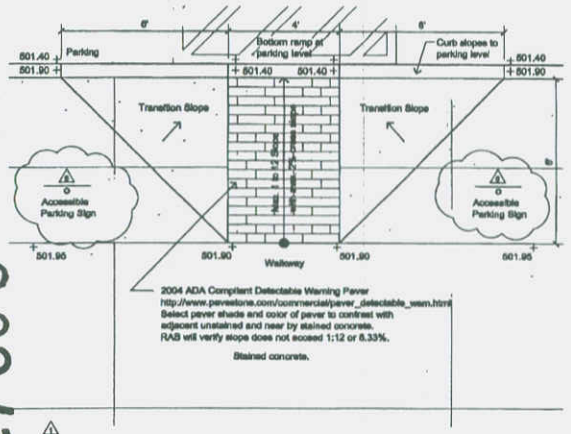
Exhibit 777A

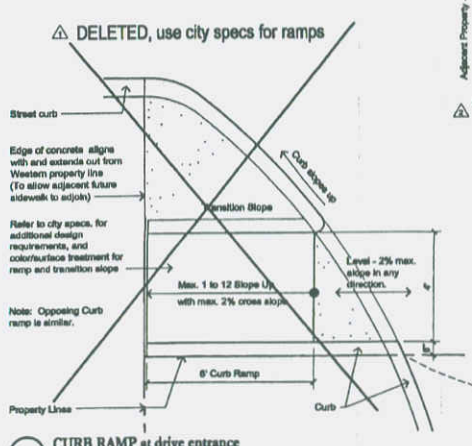
27080 080438



1 CURB RAMP at building
Scale: 1/2" = 1'-0"

DELETED
No ramp at corner

2 CURB RAMP at street corner
Scale: 1/2" = 1'-0"



3 CURB RAMP at drive entrance
Scale: 1/2" = 1'-0"

GENERAL NOTES:

1. Consider these plans as a design build level of detail. Contractor is to, provide further detail where needed.
2. Separate specifications are not included with these plans. Limited specifications are written as notes within these plans.
3. Contractor is to work with owner to determine cost saving systems, construction methods, and materials, fixtures, & equipment selections. Owner wishes to keep costs down while maintaining and or improving quality standards.
4. Contractor is to coordinate construction with Owner.
5. Contractor is to review plans for errors and inconsistencies prior to construction and notify Architect if any are found for clarification.
6. All work is to comply with applicable laws codes and ordinances, with quality equal to or above accepted industry standards.

PROJECT CONTACT INFORMATION:

Owner/Developer:
Jonathan Ingram & Lyle Garner
972 800-3223 Dallas, TX
818 818-3178 Sherman Oaks, CA

Architect:
Guy Vance Brown Architects
11520 N. Central Expressway
Dallas, Texas 75243
214 363-5303

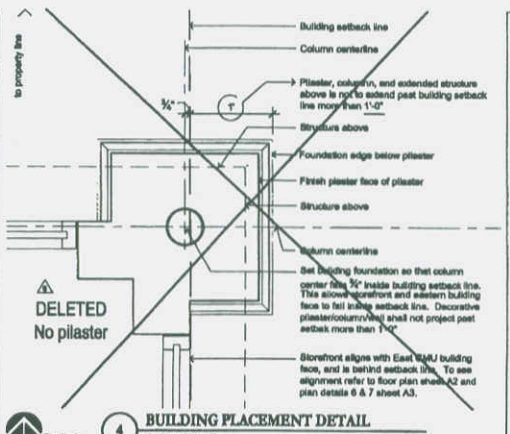
Structural Engineering:
Pasier Engineering
9028 Leaside Drive
Dallas, Texas 75238-3636
214 343-5365

MEP Engineering:
Plazza Engineering Incorporated
2625 Elm Street, Suite 104
Dallas, Texas 75226

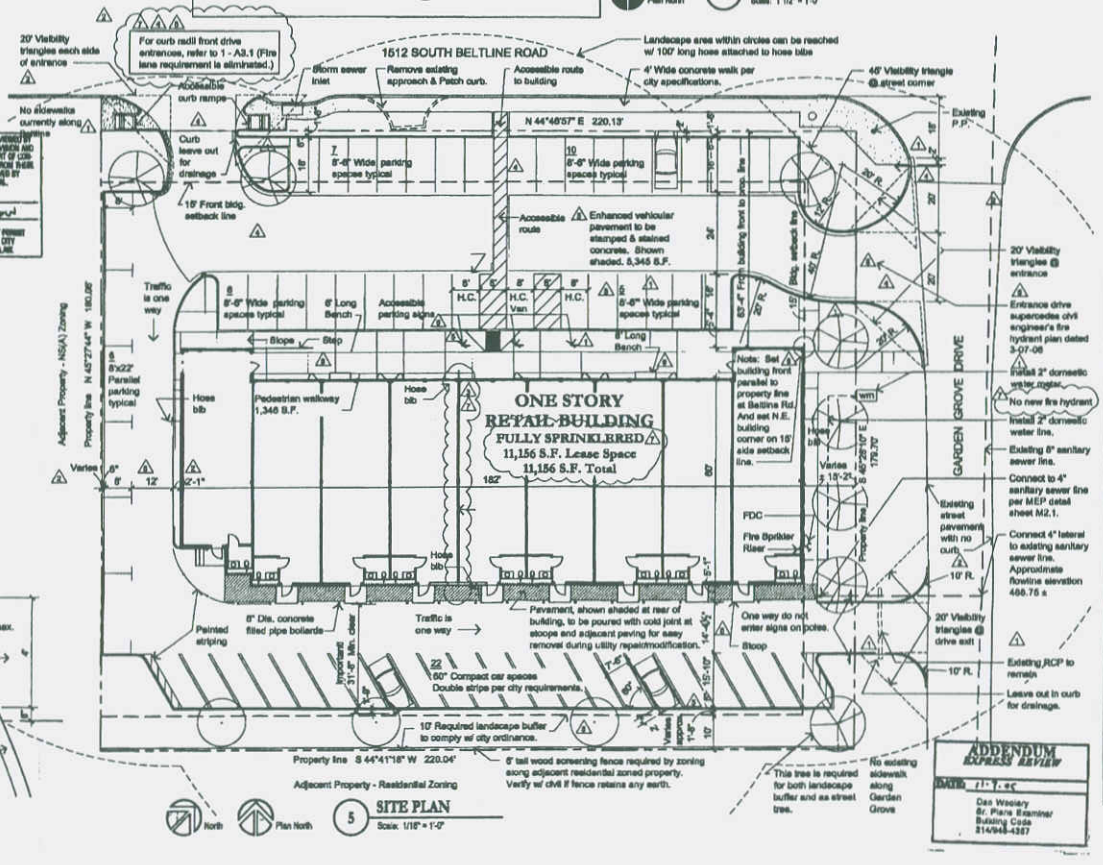
LANDSCAPE LEGEND:

Required street /site trees (typ.) - Large canopy trees per city reqmts. w/ 3" min. dia. trunk. 6 Required.

Required site trees per city reqmts. Large canopy trees per city requirements w/ 2" diameter trunk. 3 Required.



4 BUILDING PLACEMENT DETAIL
Scale: 1 1/2" = 1'-0"



5 SITE PLAN
Scale: 1/16" = 1'-0"

SHEET INDEX:

ARCHITECTURAL
A1 Site Plan with Utility connections, Project Data, Contact Information, and General notes.
A2 Floor & Roof Plans
~~A2 Plan Details - VOID~~
A3.1 Fire Lane Detail and Fire Wall Details
A4 Exterior Elevations and Building Section
~~A5 Partial Wall Section - VOID~~
~~A6 Partial Wall Section at Upper Portion of Front Walkway - VOID~~
A7 Storefront, Doors, Restroom Plan
A8 Reflected Ceiling Plan

STRUCTURAL ENGINEERING
S1.0 General Notes
S1.1 Foundation Plan
S1.2 Pier Plan
S2.0 Pier Detail, Pier Schedule, and Foundation Sections
S2.1 Foundation Sections including Grade Beam Reforming and Column Base
S2.3 Foundation Details
S3.0 Roof Framing Plan
S4.0 Wall Framing Details at Front
S4.1 Roof Framing and CMU Wall Reinforcing Details
~~S4.2 Roof Framing and Beam Splice Details - VOID~~
~~S4.3 CMU Wall Vertical Reinforcement Detail - Additional Wall Framing at Front - VOID~~
~~S4.4 Wall Framing at Door - VOID~~
~~S4.5 Firewall Details - VOID~~

MECHANICAL ENGINEERING
M2.1 Mechanical Plan with Plumbing
M2.2 Details, Symbol Schedule, Specifications

ELECTRICAL ENGINEERING
E1.1 Site Plan Electrical, Electrical Symbols
E2.1 Floor Plan Electrical
E3.1 Diagrams, Light Fixture Schedule
E4.1 Specifications Electrical

PROJECT DATA:

SITE AREA: 39,578 S.F.

ZONING: NS(A) with D1

BUILDING / SITE AREA RATIO: 28.2%

VEHICULAR PAVEMENT:
Vehicular pavement area (pavement inside curb) = 18,636 S.F.
Enhanced vehicular pavement calculation to be at least 25% = 4,659 S.F.
Enhanced vehicular pavement provided = 4,803 S.F.

PEDESTRIAN FACILITIES:
At least 5% of site area = 1,978 S.F.
Pedestrian facilities provided:
Covered enhanced walkway and adjacent front walk w/ benches = 1,984 S.F.
(Site has additional walk area that is not included)

BUILDING AREA:
Lease Space = 11,156 S.F.
Covered Walkway = 1,940 S.F.
Total = 11,156 S.F.

PARKING REQUIREMENT:
11,156 S.F. Retail requires 56 spaces
30% may be Compact 19 spaces

PARKING PROVIDED:
Accessible car space 2 space
Accessible van space 1 space
Standard spaces 30 spaces
Parallel spaces 6 spaces
Compact spaces allowed 19 spaces
Total provided for compliance 56 spaces
Additional compact spaces 3 spaces

ACCESSIBILITY NOTES:

1. Grade at Accessible Parking - Provide level paving at accessible parking spaces. Include within this level area an additional 4' of paving to sides and rear of accessible parking. Level pavement shall not exceed 2% slope in any direction front to back side to side or on diagonal.
2. Accessible route - Provide marked pathway from accessible parking to sidewalk at Beltline. Slope of pavement along direction of travel shall not exceed 5%. Cross slope shall not exceed 2%.
3. Covered Walkway - Set top of pavement along all doors under covered walkway at 1/2" below finish floor of building. Path from walkway doors to accessible curb ramp should not exceed 2% slope in any direction. Paving at outside ends of walkway will have to be warped as required to steeper slope but warp shall not start till 20' past outer most door jamb.
4. Doors at rear of building are not required for egress.

ADDENDUM
EXPRESS REVIEW
DATE 11-7-08
Dan Wesley
Sr. Plans Examiner
Building Code
214/948-4387

REGISTERED ARCHITECT GUY VANCE BROWN 10764 STATE OF TEXAS

The architectural drawings prepared by Guy Vance Brown Architects, Inc. 10764 are the property of the Architect and are not to be used on any other project without the written permission of the Architect.

Seal Expires 6-30-09

11520 N. Central Expy., Suite 152
Dallas, Texas 75243

Approved
City Plan Commission
January 17, 2008

Jonathan Ingram & Lyle Garner
Project developers (972) 800-

New Retail Center
1512 South Beltline Dallas, Texas

Dec. 29, 2008
Nov. 5, 2008

Sheet No.
A1
Of 8 Sheets

Planned Development
District No. 777

Z078-143