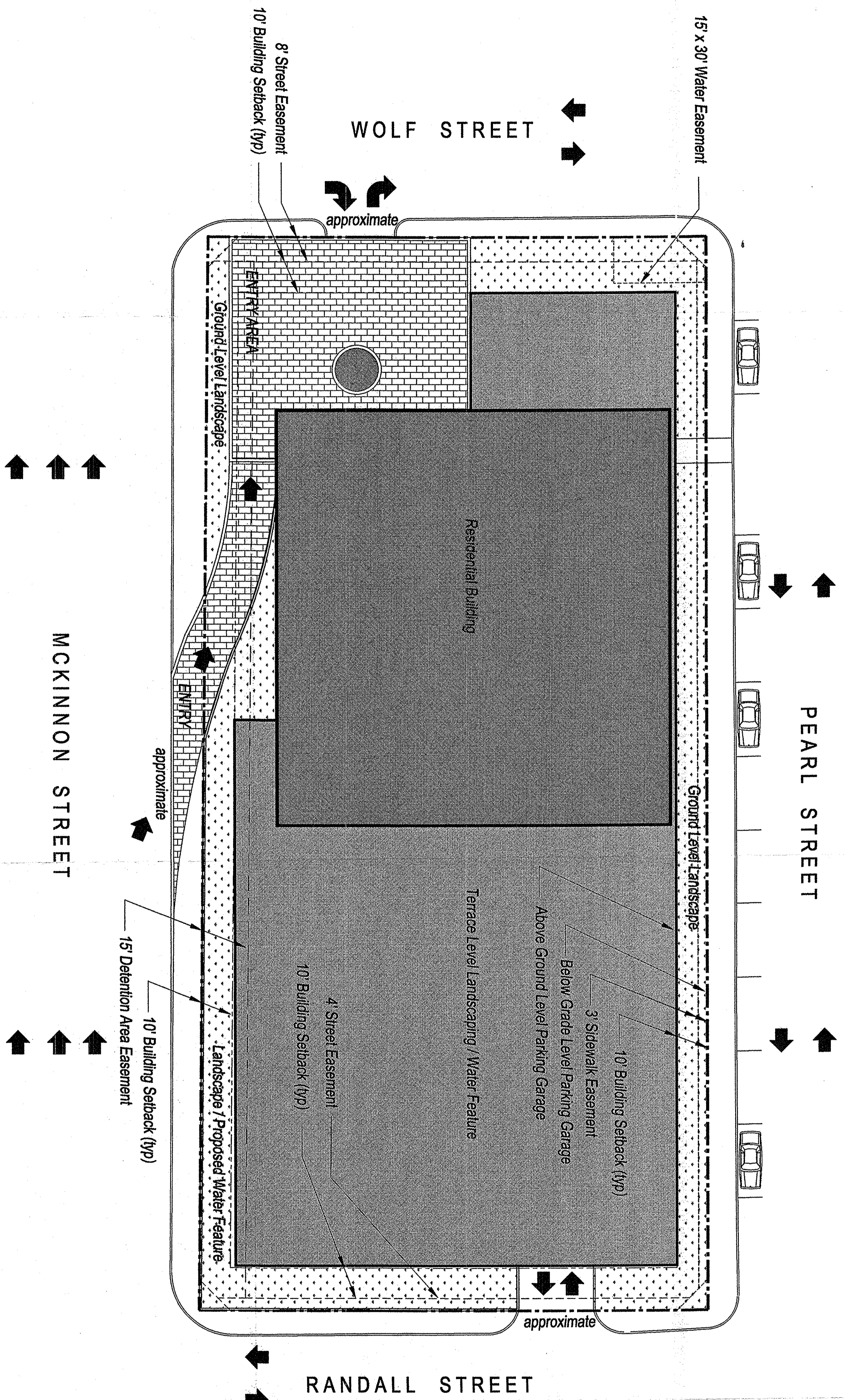


# EXHIBIT S-52A



DEVELOPMENT PLAN

**PROPERTY ADDRESS:**  
2919 PEARL STREET  
DALLAS, TEXAS

**SITE AREA:**  
57,292 S.F. / 1.31524 ACRES

**FLOOR AREA RATIO (FAR):**  
5.0:1 NON-RESIDENTIAL  
5.5:1 RESIDENTIAL

**LOT COVERAGE:**  
38,885 S.F.

**MAXIMUM RESIDENTIAL UNITS:**  
250 UNITS

**RESIDENTIAL BUILDING AREA:**  
315,000 S.F.

**MAXIMUM BUILDING HEIGHT:**  
350' + MECHANICAL

**ABOVE GROUND PARKING GARAGE HEIGHT:**  
36' MAXIMUM

**PARKING GARAGE ABOVE GRADE:**  
38,885 S.F.

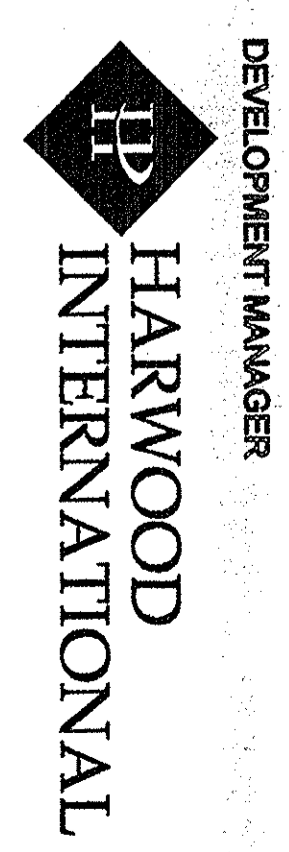
**LANDSCAPE COVERAGE:**  
33,882 S.F. (GROUND LEVEL INCLUDING WATER FEATURES + TERRACE LEVEL)

**PARKING REQUIREMENTS:**  
with OAK LAWN P.D.

█ = RESIDENTIAL BUILDING  
█ = TERRACE LEVEL

PROJECT INFORMATION

**INTERNATIONAL CENTER PHASE VI**  
DALLAS, TEXAS



041567  
25591  
APPROVED BY  
CITY COUNCIL  
MAY 12 2004

*Shirley Gray*  
City Secretary  
PDS #58

PLANNED DEVELOPMENT DISTRICT NO. 193

Approved City Plan Commission 4-22-04

DEVELOPMENT PLAN

JAMES KM CHENG ARCHITECTS INC

ARCHITECTURE PLANNING DESIGN

SCALE: 1" = 20'-0"  
0 20 40  
GENERIC SCALE IN FEET  
Job No. 4009 Date 04.22.04  
IC VI



2004-178 (MIF)