Existing bridge

DALLAS POWER & LIGHT COMPANY EASEMENT

(VOL. 76249, PG. 2327)

(VOL. 77091, PG. 2222)

Grade Low Point: 497.5'

Fitzhugh

Flood gate Crosswalk

sidewalk

Vault, refer to Civil -

Visibility Triangle

15'x15' Southeast Corner Clip

Street Easement. No setbacks

Portion of building overhang (above

36'-0") that extends beyond corner

required from corner clip

clip (shown in orange)

Garage Entry

DEVELOPMENT PLAN LEGEND

 Property Line
 Setback Below 36'-0"
 Setback Above 36'-0" Refer to table percentage of facade (may coincide setback below 36'-0", refer to notes)
 Easement

Perimeter of Subterranean Garage Portion of building overhang (above 36'-0") that extends beyond corner clip ---- Street Easement

LANDSCAPE FEATURES IN FRONT AND SIDE YARD SETBACKS

KATY TRAIL

CNC-1

15' side yard setback

15' side yard setback for

maximum 10% of facade

below 36'

above 36'

200.00

BRK-3

509' - 11"

Not to exceed 12' - 0" above av	erage grade unless noted otherwise)
FIXED RAISED PLANTERS	- SAFETY RAILING
FURNITURE	- FOUNTAINS

- FIXED RAISED PLANTERS	- SAFETY RAILING
- FURNITURE	- FOUNTAINS
- RETAINING WALLS	- RAISED PATIO AREAS
- STAIRS	- TRELLIS STRUCTURES (NOT TO EXCEED 22'-0" ABOVE AVERAGE GRADE)
- BICYCLE RACKS	- TABLE UMBRELLAS
- RAMPS	- TRANSFORMERS AND UTILITIES

AVERAGE GRADE CALCULATION:

LOW POINT : 497.5' HIGH POINT : 510' AVERAGE: 503.75' (503'-9")

N 22° 18' 18" E 200.00'

No smoking signage within 10 feet of entrance

posting: "No Smoking in the building nor within 25

Future Steel Trellis

50% or greater ppen canopy with retractable awning

25' side yard setback

for maximum 60% of

4205 Buena Vista Street

8 story Mixed Use Building

facade above 36'

Oncor Tower

35' side yard setback

 for remainder of facade above 36'

5' front yard setback for maximum 15% of facade

Garage ventilation

10' front yard setback

10' front yard setback

20' front yard

setback for remainder of

facade above 36'

Storm tie-in, refer to MEP and Civil for

Details

47.19 S 23° 12' 48" W 47/19'

for facade above 36'

below 36'

above 36'

exhaust

feet of entries, outdoor air intakes and operable

- ADA accessible trail

access and bicycle path

(pattern indicated is flush,

not an ADA barrier)

Future Steel Trellis By Tenant

50% or greater open canopy

with retractable awning

Breezeway FFE: 510'

-(BRK-3)

45' side yard setback below 36'

35' side yard setback above 36'

Easement, refer to Civil and

Landscape

PD - 193	Allowed	Area
10' Front Yard Setback Below 36'	10' Front Yard Setback Below 36'	4,853 SF
25' Front Yard Setback Above 36'	5' Front Yard Setback for maximum 15% of Facade Above 36'	98 SF
	10' Front Yard Setback for remaining Facade Above 36'	7,758 SF
10' Front Yard Setback Below 36'	10' Front Yard Setback Below 36'	4,927 SF
25' Front Yard Setback Above 36'	0' Front Yard Setback for maximum 20% of Facade Below 36'	243 SF
	0' Front Yard Setback for maximum 20% of Facade Above 36'	1,907 SF
	10' Front Yard Setback for maximum 60% of Facade Above 36'	5,971 SF
	20' Front Yard Setback for remaining Facade Above 36'	4,513 SF
N/A	45' Side Yard Setback Below 36'	3,000 SF
	35' Side Yard Setback for remaining Facade Above 36'	7,850 SF
0' Side Yard Setback	15' Side Yard Setback Below 36'	4,532 SF
	15' Side Yard Setback for maximum 10% of Facade Above 36'	827 SF
	25' Side Yard Setback for maximum 60% of Facade Above 36'	6,920 SF
	35' Side Yard Setback for remaining Facade Above 36'	4,712 SF
N/A	No Setbacks required from corner clip Street Easement	
	10' Front Yard Setback Below 36' 25' Front Yard Setback Above 36' 10' Front Yard Setback Below 36' 25' Front Yard Setback Above 36' N/A 0' Side Yard Setback	10' Front Yard Setback Below 36' 25' Front Yard Setback Above 36' 10' Front Yard Setback for maximum 15% of Facade Above 36' 10' Front Yard Setback for remaining Facade Above 36' 10' Front Yard Setback Below 36' 25' Front Yard Setback Below 36' 0' Front Yard Setback For maximum 20% of Facade Below 36' 0' Front Yard Setback for maximum 20% of Facade Above 36' 10' Front Yard Setback for maximum 60% of Facade Above 36' 10' Front Yard Setback for remaining Facade Above 36' 20' Front Yard Setback for remaining Facade Above 36' N/A 45' Side Yard Setback For remaining Facade Above 36' 15' Side Yard Setback Below 36' 15' Side Yard Setback For maximum 10% of Facade Above 36' 25' Side Yard Setback for maximum 10% of Facade Above 36' 25' Side Yard Setback for maximum 60% of Facade Above 36' 35' Side Yard Setback for maximum 60% of Facade Above 36' 35' Side Yard Setback for maximum 60% of Facade Above 36'

YARD, LOT, AND SPACE REGULATIONS

Setback	PD - 193	Allowed	Area
Fitzhugh Ave., Front Yard	10' Front Yard Setback Below 36' 25' Front Yard Setback Above 36'	10' Front Yard Setback Below 36' 5' Front Yard Setback for maximum 15% of Facade Above 36' 10' Front Yard Setback for remaining Facade Above 36'	4,853 SF 98 SF 7,758 SF
Buena Vista St., Front Yard	10' Front Yard Setback Below 36' 25' Front Yard Setback Above 36'	10' Front Yard Setback Below 36' 0' Front Yard Setback for maximum 20% of Facade Below 36' 0' Front Yard Setback for maximum 20% of Facade Above 36' 10' Front Yard Setback for maximum 60% of Facade Above 36' 20' Front Yard Setback for remaining Facade Above 36'	4,927 SF 243 SF 1,907 SF 5,971 SF 4,513 SF
Northeast Boundary, Side Yard	N/A	45' Side Yard Setback Below 36' 35' Side Yard Setback for remaining Facade Above 36'	3,000 SF 7,850 SF
Katy Trail, Side Yard	0' Side Yard Setback	15' Side Yard Setback Below 36' 15' Side Yard Setback for maximum 10% of Facade Above 36' 25' Side Yard Setback for maximum 60% of Facade Above 36' 35' Side Yard Setback for remaining Facade Above 36'	4,532 SF 827 SF 6,920 SF 4,712 SF
15'x15' Southeast Corner Clip	N/A	No Setbacks required from corner clip Street Easement	

DEVELOPMENT PLAN GENERAL NOTES

All spot elevations to be verified in field prior to construction. Notify MHOA of any discrepancies. Benchmark to be verified with architect prior to construction. Do not scale the drawings. If a specific dimension is not given, contact MHOA for clarification.

GC is responsible for protecting and repairing additional damage arising during both demolition phase and new construction phase on existing partitions, finishes, and building elements that are to

All building heights are based on average grade: calculated as the average of the highest corner and the lowest corner of the building Refer to General Requirements for additional information associated with, but not limited to: submittals, shop drawings, samples, cutting and patching, coordination and staging, protection

Refer to Landscape and Civil for further site information



PROJECT DATA

27,025 sf Site Area: 4208 Buena Vista Street Dallas, TX 75205 S189-120 Plat No.

120'-0" (above Average Grade) Maximum Building Height: Lot Coverage: 19,558 SF (72%)

Maximum Floor Area Ratio: 3.6 to 1 (97,290sf) Actual Floor Area Ratio:

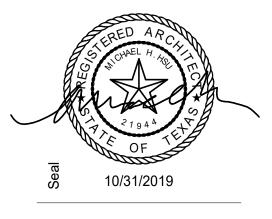
Gross Floor Area (Building): 95,397 GSF (calc. per zoning requirements) Gross Floor Area (Garage): 66,936 GSF (calc. per zoning requirements) Proposed Uses: Levels P3-P1:

Group S-2 (Parking Garage) Level P0: Group S (Parking Garage)
Group A-3 (Residential Gym & Lobby)

Level 1: Group A-2 (Restaurant Shell) Group M (Retail Shell)

Group B (Office Shell) Group A-3 (Assembly, Office Balcony) Levels 3-8: Group R-2 (Residential Condos)





PARKING REQUIREMENTS

REQUIRED per PD-193 Off Street Requirement

		Factor	Reqired Parking
Condo / Multi Family	16 Units	1.5 per unit*	24.0
Office	12,064	366	33.0
Restaurant (Including area under trellis/awning)	5,559	100	55.6
Retail	5,883	220	26.7
Total			139.29

82.76 78.88

*1.5 spaces per unit required for residents, includes .25 spaces per unit required for guests **Note these sizes include adjacent cores, these are not NET rentable values

Exhibit 193F Mixed Use Development Parking Chart

Mor	orning Noon		on	Afternoon		Lt Afternoon		Evening	
80%	19.2	60%	14.4	60%	14.4	70%	16.8	100%	24.0
100%	33.0	80%	26.4	100%	33.0	85%	28.0	35%	11.5
20%	11.1	100%	55.6	30%	16.7	30%	16.7	100%	55.6
60%	16.0	75%	20.1	70%	18.7	65%	17.4	70%	18.7

Total Parking Spaces Required:

PARKING PROVIDED

Antimotito			
Level	Standard	Compact	ADA Spaces
P0	5 spaces	0 spaces	0 spaces
P1	32 spaces	3 spaces	2 Spaces (Van Accessible Heigh
P2	44 spaces	0 spaces	2 Spaces
P3 (privately gated)	42 spaces	0 spaces	1 Space
Totals:	123 spaces	3 spaces	5 spaces

131 spaces

DEVELOPMENT PLAN NOTES

Planned Development District No. 193 Exhibit S-148A Planned Development District No. 148

Total Parking Spaces:

Case Number: M234-004

116 Issue:
9/13/2023 50% DD Pricing
Set 28 Dec 2018 Oncor Variance ____ 6 May 2019 DD 100% 9 Aug 2019 Permit Set

5 Sept 2019 Permit Set Stamped 31 Oct 2019 GMP Set X Revisions:

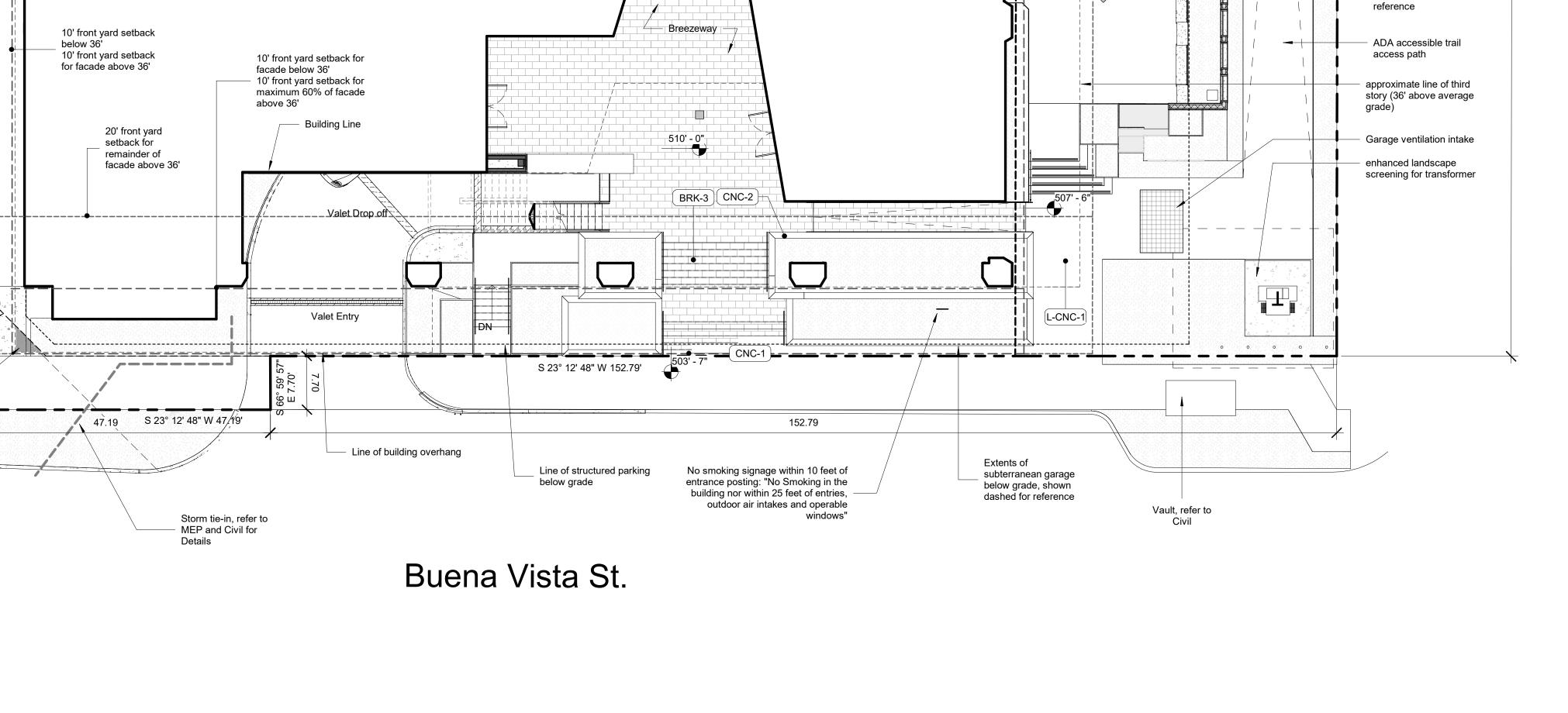
E 25 May 2020 Addendum 6 I 13 Nov 2020 Permit Response 1 N 9 July 2021 ASI-02 AC 9 Feb 2023 Permit Revision 01 AH 27 July 2023 Permit Revision 02 AK 15 Dec 2023 Permit Response 03 AL 24 Jan 2024 Permit Response 04

Drawing Title

Development

Sheet





Extents of subterranean garage below grade, shown dashed for