

DEVELOPMENT PLAN LEGEND

- Property Line
- Setback Below 36'-0"
- Setback Above 36'-0" Refer to table for percentage of facade (may coincide with 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
(Not to exceed 12' - 0" above average grade unless noted otherwise)

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

AVERAGE GRADE CALCULATION:

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

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
15x15' 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 remain.
- All building heights are based on average grade, calculated as the average of the highest corner and the lowest corner of the building structure.
- Refer to General Requirements for additional information associated with, but not limited to: submittals, shop drawings, samples, cutting and patching, coordination and staging, protection of work.
- Refer to Landscape and Civil for further site information

PROJECT DATA

Site Area: 27,025 sf
Address: 4208 Buena Vista Street, Dallas, TX 75205
Plat No. S189-120
Maximum Building Height: 120'-0" (above Average Grade)
Lot Coverage: 19,558 SF (72%)
Maximum Floor Area Ratio: 3.6 to 1 (97,290sf)
Actual Floor Area Ratio: 3.53
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 (Restaurant Gym & Lobby)
 - Group M (Retail Shell)
- Level 1:**
 - Group A-2 (Restaurant Shell)
 - Group M (Retail Shell)
- Level 2:**
 - 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

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

*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

	Morning	Noon	Afternoon	L1 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
	79.32	116.42		82.76		78.88		109.85	

Total Parking Spaces Required: **116**

PARKING PROVIDED

Level	Standard	Compact	ADA Spaces
P0	5 spaces	0 spaces	0 spaces
P1	32 spaces	3 spaces	2 Spaces (Van Accessible Height)
P2	44 spaces	0 spaces	2 Spaces
P3 (privately gated)	42 spaces	0 spaces	1 Space
Totals:	123 spaces	3 spaces	5 spaces
Total Parking Spaces:	131 spaces		

DEVELOPMENT PLAN NOTES

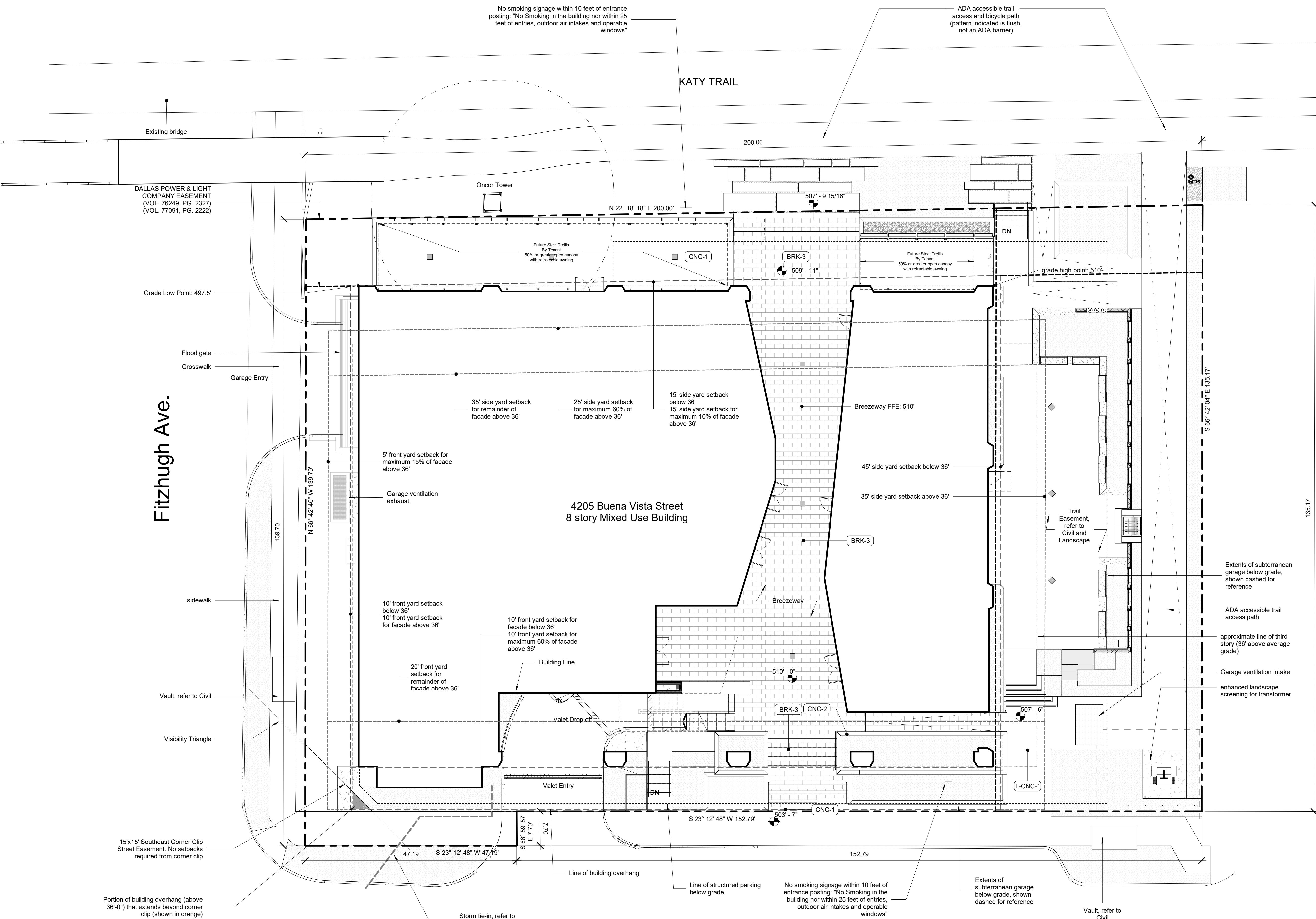
Planned Development District No. 193
Exhibit S-148A
Planned Development District No. 148
Case Number: M234-004



Seal 10/31/2019

- ISSUE:
- 9/13/2023 50% DD Pricing Set
 - 28 Dec 2018 Oncor Variance
 - 8 May 2019 DD 100%
 - 9 Aug 2019 Permit Set
 - 5 Sept 2019 Permit Set Stamped
 - 31 Oct 2019 GMP Set
- 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



Buena Vista St.