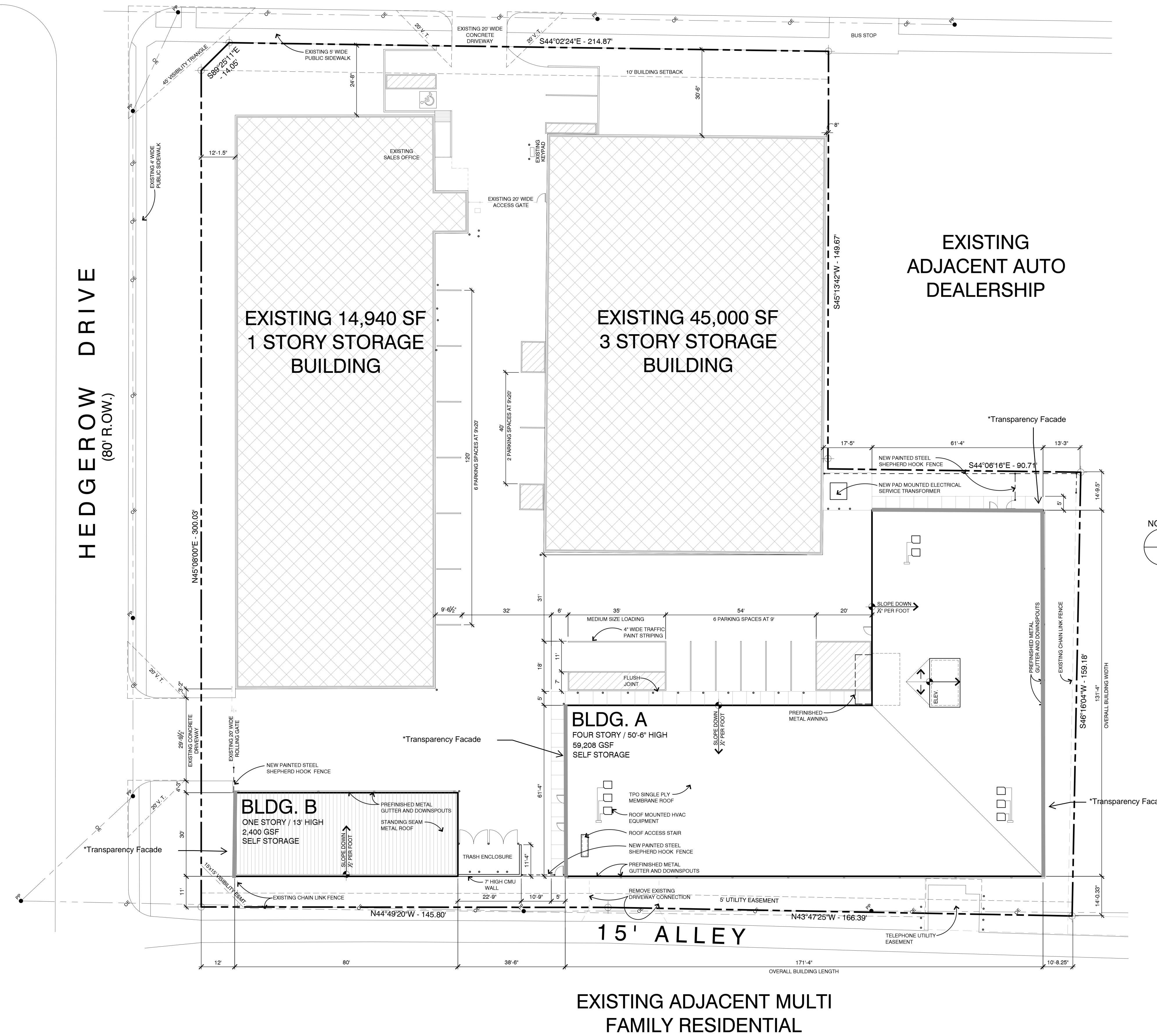


LEMMON AVE
(100' R.O.W.)



EXISTING ADJACENT MULTI
FAMILY RESIDENTIAL

1 Site Plan
1"=20'

3 Site Data Table

GENERAL SITE DATA

LOCATION:	5431 LEMMON AVENUE, DALLAS, TX 75209
CURRENT USE:	MINI WAREHOUSE
ZONING:	PD193, SUB-DISTRICT XXX
EXISTING FOOTPRINT:	29,954 SF
EXISTING FLOOR AREA:	59,940 SF
PROPOSED NEW FOOTPRINT:	17,202 SF
PROPOSED NEW FLOOR AREA:	61,608 SF
TOTAL FOOTPRINT:	47,156 SF
TOTAL FLOOR AREA:	121,548 SF
PROPOSED LOT COVERAGE:	57%
MAXIMUM LOT COVERAGE:	80%
TOTAL LOT AREA:	82,764 SF

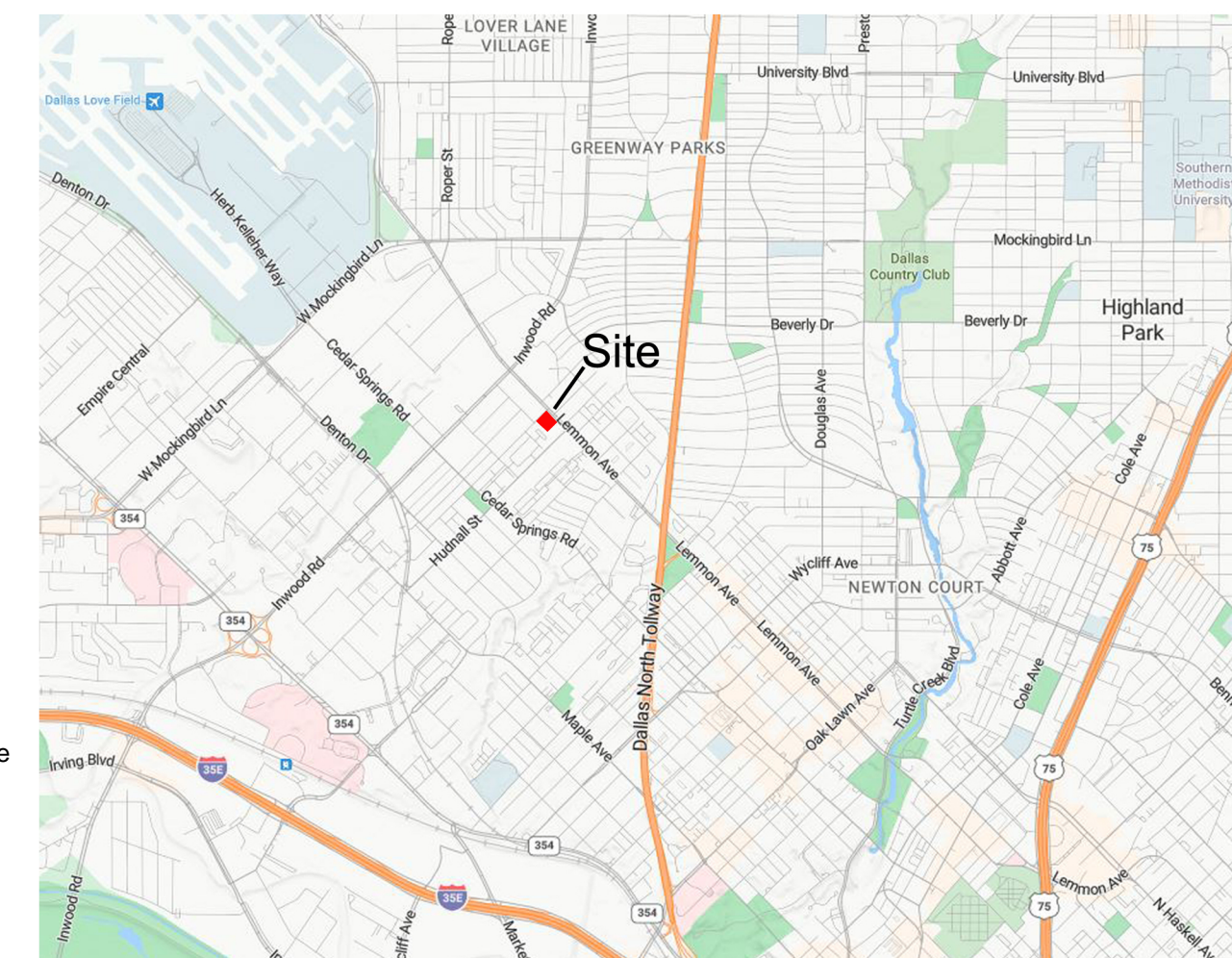
PARKING

MINIMUM PARKING / LOADING SPACES REQUIRED BY CODE:	6 OFF-STREET SPACES FOR MINI-WAREHOUSE USE 2 OFF-STREET SPACES FOR CARE TAKER'S QUARTERS 1 MEDIUM OFF-STREET LOADING SPACE
TOTAL PARKING SPACES PROVIDED:	18 OFF-STREET SPACES ON-SITE
TOTAL OFF-STREET LOADING PROVIDED:	1 MEDIUM OFF-STREET LOADING SPACE

BUILDING

MAXIMUM HEIGHT ALLOWED:	60'
PROPOSED BUILDING HEIGHT:	50'-6"
MAXIMUM F.A.R. ALLOWED:	4.0
PROPOSED F.A.R.:	1.46

2 Vicinity Map
NO SCALE



ISSUED / REVISED
12-11-2025 FOR REVIEW
02-20-2026 FOR REVIEW
04-27-2026 FOR REVIEW



5431 Lemmon Avenue
Dallas, TX 75209

ARCHITECTURE
Edgecomb & Associates, Inc.
3701 Kirby Suite 800 Houston, Texas 77096 (713) 523-2299

Project No. 12421
Drawn: WJW
Checked: CRE

SITE PLAN

A.101