BUILDING HEIGHTS		
HEIGHT ZONE	USE	HEIGHT*
A1	OFFICE*	155'
A2	OFFICE*	150'
А3	OFFICE*	55'
A 4	OFFICE*	40'
A5	RETAIL (EXISTING BLDG)	EXISTING (APPROX. 22')
A6	RETAIL	22'
B1	HOTEL/RESIDENTIAL*	399'
B2	HOTEL/RESIDENTIAL*	375'
В3	HOTEL/RESIDENTIAL*	320'
В4	HOTEL/RESIDENTIAL*	260'
В5	HOTEL/RESIDENTIAL*	205'
В6	HOTEL/RESIDENTIAL*	135'
В7	HOTEL/RESIDENTIAL*	65'
В8	HOTEL/RESIDENTIAL*	50'
C 1	RESIDENTIAL*	330'
C2	RESIDENTIAL*	145'
C 3	RESIDENTIAL*	40'

NOTES:

1. *ALL BUILDINGS (A, B, AND C) INCORPORATE RESTAURANT/RETAIL AT GROUND LEVELS.

AVERAGE GRADE (C): CORNER (C1): 531.00' (HI) CORNER (C2): 531.00' CORNER (C3): 527.00' (LOW) CORNER (C4): 529.00' AVERAGE GRADE (C): 529.00' AVERAGE GRADE (B): CORNER (B1): 534.00' (HI) CORNER (B2): 532.50' CORNER (B3): 531.00' (LOW) CORNER (B4): 533.50' AVERAGE GRADE (B): 532.50' AVERAGE GRADE (A): CORNER (A1): 535.50' (HI) CORNER (A2): 532.20' (LOW) CORNER (A3): 532.50' CORNER (A4): 534.50' AVERAGE GRADE (A): 533.85'

LIMIT OF PD SUBDISTRICT ZONING LINE FORMER BUENA VISTA RIGHT OF WAY **A3** HEIGHT ZONE, TYPICAL **OPEN SPACE** 177' - 2" **A2 A4** - 26' FIRE LANE S 23° 28'00" W 59.88' SIDE YARD SETBACK = 0' -**A1 B7 B8 Z** 1 **B6 B3 B1 B4** 208' - 10" **B7 A4** FRONT YARD SETBACK ABOVE 36' = 26.5' SETBACK FRONT YARD SETBACK ABOVE 36' = 26.5' SETBACK FRONT YARD SETBACK - 11.5' ---FRONT YARD SETBACK - 11.5' — S 23° 28'00" W 520.24' — S 21° 32'00" Е TRAVIS ST. SETBACK ALONG TRAVIS SIDE ONLY: INCLUDES 1.5' STREET EASEMENT BETWEEN ROW AND BACK OF CURB (80' PUBLIC RIGHT-OF-WAY) (FUTURE 56' PUBLIC RIGHT-OF-WAY OLD R.O.W. LOCATION W/ EASEMENTS)

NEW R.O.W. LOCATION

ARCHITECT OF RECORD - - - - - - LIMIT OF SUBDISTRICT (WHERE NOT PART OF PROPERTY LINE) HKS, INC. 350 N SAINT PAUL ST SUITE 100 DALLAS, TX 75201

LEGEND

PROPERTY LINE

1. PLANNED DEVELOPMENT DISTRICT PD NO. 193-____

2. CURB CUT LOCATIONS ARE APPROXIMATE.

ON THIS DEVELOPMENT PLAN.

FOOT ABOVE GRADE.

—— — — FORMER R.O.W. LINE AT TRAVIS ST. ---- FRONT/SIDE/REAR YARD SETBACKS

— — — FIRE LANE (UNLESS NOTED OTHERWISE)

BUILDING OUTLINE

GRADE ELEVATION MARKER

3. ALL OFF-STREET PARKING REQUIRED BY PD 193 (SHARED PARKING) IS LOCATED IN THE BELOW GRADE PARKING GARAGE AND AT GRADE AS SHOWN

4. ALL OFF-STREET LOADING REQUIRED BY PD 193 IS LOCATED IN THE BELOW GRADE PARKING GARAGE.

4. ALL VISIBILITY TRIANGLES TO BE CLEAR FROM 2'-6" ABOVE GRADE TO SIX

8. SIDEWALKS SHALL BE CONTINOUS AND LEVEL ACROSS ALL DRIVEWAYS AND

6. ALL VISIBLITY TRIANGLES SHALL BE 20' UNLESS OTHERWISE NOTED.

7. SETBACKS ARE MEASURED FROM RIGHT-OF-WAY LINE.

NOTES

DESIGN ARCHITECT

WOODS-BAGOT 30 BROAD STREET, 7TH FLOOR NEW YORK, NY 10024

DESIGN ARCH. - OFFICE

KOHN PEDERSEN FOX 11 W. 42ND STREET NEW YORK, NY 10036

CLIENT KD TRAVIS BLOCK HOLDCO, LLC 2100 MCKINNEY AVE, SUITE 800

CIVIL ENGINEER STANTEC 1222 MERIT DRIVE, SUITE 400

DALLAS, TEXAS 75201

DALLAS, TEXAS 75251 LANDSCAPE ARCHITECT

711 LOUISIANA, SUITE 111 HOUSTON, TEXAS 77002

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes. Architect: XXXXXX Arch. Reg. No.: XXXX Date: XX/XX/XXXX

KEY PLAN

REVISION NO. DESCRIPTION

HKS PROJECT NUMBER 23148.100

01.07.2022 ISSUE

SHEET TITLE **HEIGHT MAP**

SHEET NO.

DP1.02