SITE INFORMATION

TOTAL LAND AREA

101,603 sq.ft.
2.3325 acres

Basis of Bearing for all bearings shown hereon is
Deed Volume 98189 page 13 of Dallas County
Texas record of Deeds

BUILDING FLOOR AREA CALCULATIONS

Existing Office use ---------- 116,309 sq.ft.
New Restaurant with out drive through service ---------- 3,800 sq.ft.
New Restaurant Unenclosed Patio with out drive through service ---------- 2,300 sq.ft.
Building Lot Coverage ---------- 57%.
Structure Height ---------- 65'-0"

PARKING

Office use ---------- 1 ; 365 sf of floor area
Restaurant with out drive through service ---------- 1 :100 sf of flour area

Parking at Grade level ---------- 107 (5 HC)
Parking Garage below grade ---------- 267
Total Parking available ---------- 373

Office Parking req; ---------- 318
Total Restaurant Parking req; ---------- 40
TOTAL PARKING REQ: ---------- 358

*ACCESS TO KATY TRAIL-PROPERTY OWNER TO PROVIDE FOR PHYSICAL SEPARATION (I.E. BOLLARDS, WALL) BETWEEN ACCESS POINT AND RESTAURANT AND OFFICE USES, WITH FINAL DESIGN AND CONSTRUCTION APPROVED BY THE BUILDING OFFICIAL.

masterplan

3535 Travis Development Plan

3535 Travis Ave.
Dallas, TX 75204

DATE:	NO:	REVISION:

DATE:
SCALE: AS SHOWN
SHEET TITLE: SITE
DESIGNED BY: STAFF

PROJECT NUMBER

SHEET

M189-012