

MASTER CUMULATIVE DEVELOPMENT PLAN

| | PROPOSED DEVELOPMENT (BASED ON THIS DEVELOPMENT PLAN) | | | | | EXISTING DEVELOPMENT (BASED ON ALL DEVELOPMENT PLANS APPROVED) | | | | | CUMULATIVE DEVELOPMENT (BASED ON PROPOSED AND EXISTING DEVELOPMENT) | | | | | REMAINING DEVELOPMENT RIGHTS | | | | |
|-------------------------------|--|----|---|---------|------------------|---|-----------|-----------|---------|------------------|--|-----------|-----------|---------|------------------|------------------------------|---------|-----------|-----------|------------------|
| | PD SUBDISTRICT | | | | | PD SUBDISTRICT | | | | | PD SUBDISTRICT | | | | | PD SUBDISTRICT | | | | |
| | N | EC | S | TRACT A | ALL SUBDISTRICTS | N | EC | S | TRACT A | ALL SUBDISTRICTS | N | EC | S | TRACT A | ALL SUBDISTRICTS | N | EC | S | TRACT A | ALL SUBDISTRICTS |
| FLOOR AREA (in SF) | 387,500 | 0 | 0 | 0 | 387,500 | 985,768 | 2,259,294 | 3,264,607 | 0 | 6,509,669 | 1,373,268 | 2,259,294 | 3,264,607 | 0 | 6,897,169 | 4,626,732 | 540,706 | 3,735,393 | 1,500,000 | 3,702,831 |
| PEDESTRIAN OPEN SPACE (in SF) | 0 | 0 | 0 | N/A | 0 | 146,396 | 27,188 | 86,800 | N/A | 260,384 | 146,396 | 27,188 | 86,800 | N/A | 260,384 | N/A | N/A | N/A | N/A | N/A |
| LANDSCAPE AREA (in SF) | 0 | 0 | 0 | N/A | 0 | 85,715 | 16,687 | 42,551 | N/A | 144,953 | 85,715 | 16,687 | 42,551 | N/A | 144,953 | N/A | N/A | N/A | N/A | N/A |

N = NORTH SUBDISTRICT EC = ENTERTAINMENT COMPLEX SUBDISTRICT S = SOUTH SUBDISTRICT

PROPOSED DEVELOPMENT LANDSCAPING

LOT E LANDSCAPING - THOROUGHFARE
STREET TREE REQUIREMENTS -
1 STREET TREE PER 30' OF LOT FRONTAGE, EXCLUDING VISIBILITY TRIANGLE AREA

| | SIZE | QUANTITY |
|----------------------------|-----------|------------------------------|
| VICTORY AVE TREES REQUIRED | > 3" CAL. | 354' - 8" LF / 30 = 12 TREES |
| VICTORY AVE TREES PROVIDED | | 8 EXISTING 4 PROPOSED* |
| TOTAL | | 12 TREES |

*NOTE: INCLUDES 2 TREES IN ALTERNATE PLANTING AREA

LOT E USE AND FLOOR AREA TABULATIONS/
ZONING PARKING REQUIREMENTS

| USE | SF | PARKING ZONING RATIO | TOTAL PARKING REQUIRED |
|-------------------------------|----------------|------------------------|--------------------------------------|
| OFFICE | 374,000 | 1/500 | 666* |
| RETAIL & PERSONAL SERVICE USE | 13,500 | PER VICTORY PD NO. 582 | SEE MASTER PARKING & FLOOR AREA PLAN |
| TOTAL | 387,500 | | |

*AFFECTED BY THE 10% DART LIGHT-RAIL REDUCTION AND THE 1% BICYCLE PARKING REDUCTION

PARKING PROVIDED

| | PARKING PROVIDED |
|-----------------------------|------------------|
| SURFACE PARKING | |
| REGULAR PARKING | 11 |
| HANDICAP ACCESSIBLE PARKING | 1 |
| TOTAL | 12 |

| STRUCTURED GARAGE | |
|-----------------------------|--------------|
| REGULAR PARKING | 1,061 |
| HANDICAP ACCESSIBLE PARKING | 22 |
| BICYCLE PARKING | 30 |
| TOTAL | 1,083 |

**TOTAL PROVIDED VEHICULAR PARKING
(SURFACE & STRUCTURED)** 1,095

OFF-STREET LOADING

REQUIRED:
OFFICE + RETAIL/PERSONAL SERVICE USE* = 387,500 SF

| | |
|---------------------|-----------------|
| 50K-150K SF: | 1 SPACE |
| EACH ADDTL 100K SF: | 1 SPACE |
| TOTAL: | 4 SPACES |

*RETAIL/PERSONAL SERVICE USE FLOOR AREA IS <10% OF OFFICE FLOOR AREA & IS INCLUDED IN OFFICE FLOOR AREA FOR LOADING CALCULATIONS

PROVIDED:
4 TOTAL = (1 LARGE, 1 MEDIUM, & 2 SMALL)

BUILDING HEIGHT:

THE TOP OF THE PROPOSED BUILDING IS APPROXIMATELY 253'-8"
GARAGE STRUCTURE HAS 7 PARKING LEVELS

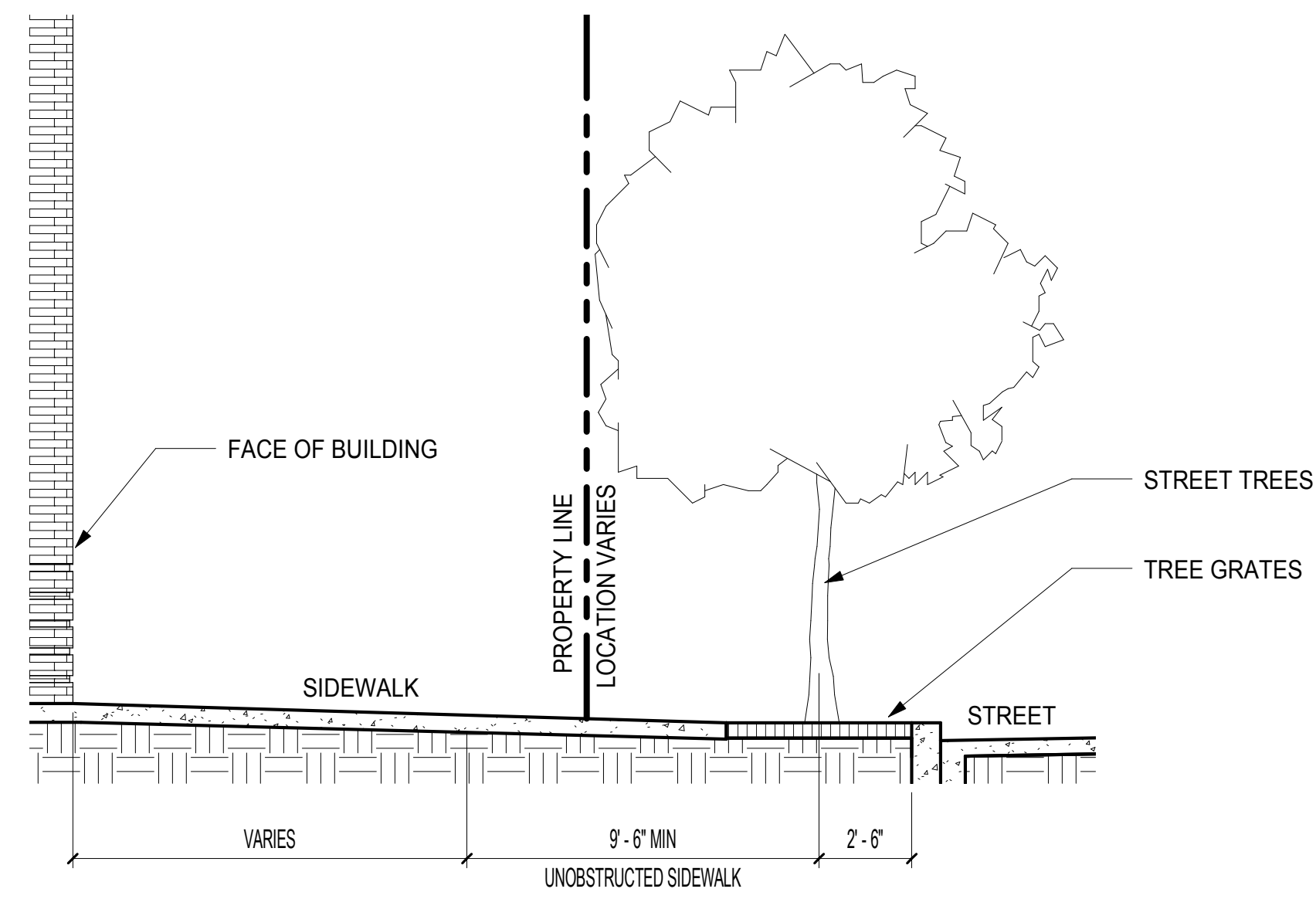
VICTORY PLANNED DEVELOPMENT NO. 582

APPROVED DEVELOPMENT PLANS AS OF DECEMBER 1, 2017

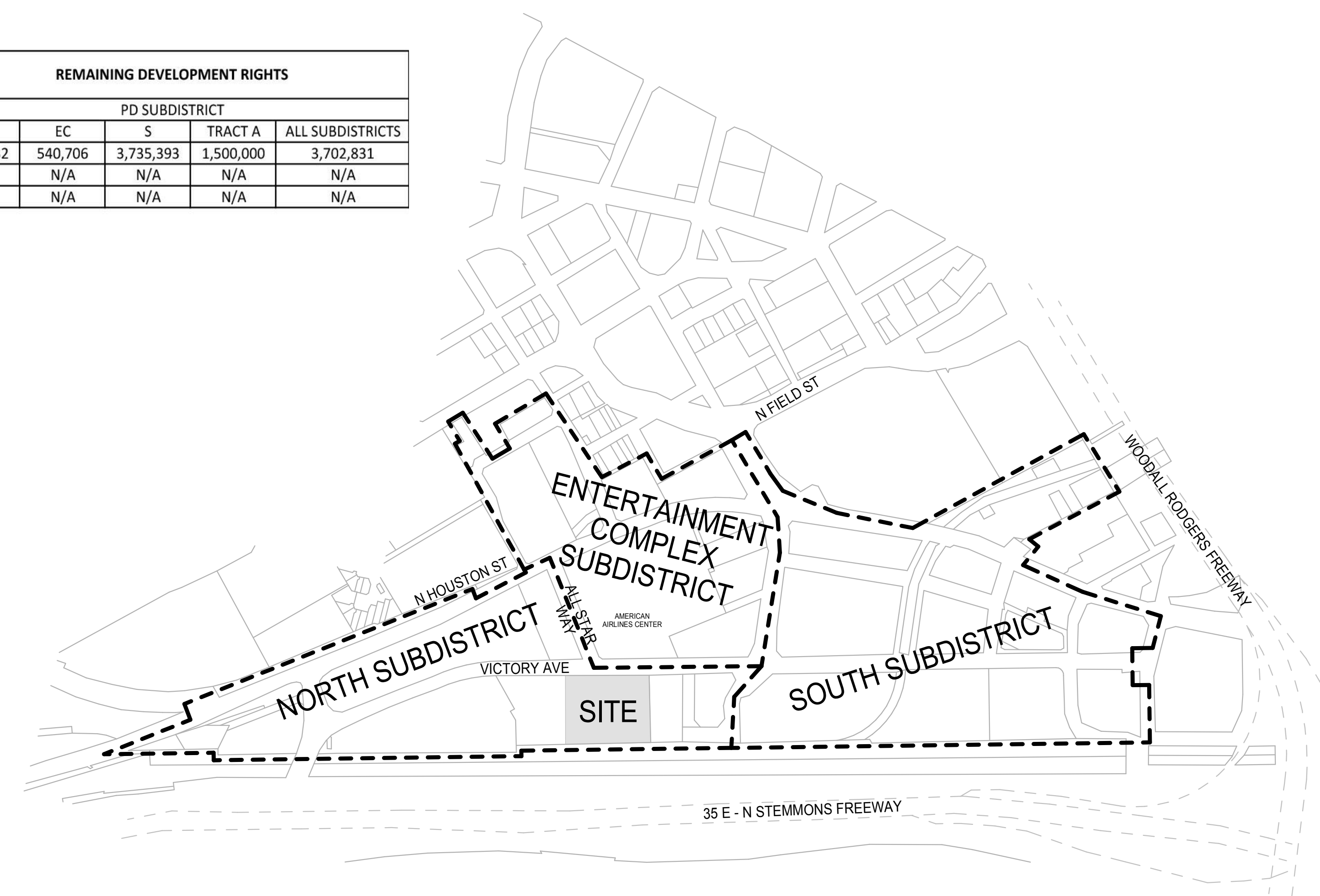
- Surface Parking for American Airlines Center - 11/16/2000
- Outdoor Covered Patio for American Airlines Center - 01/17/2002 (amended 10/16/2008)
- W Dallas Victory Hotel and Residences - 12/04/2003 (amended 06/24/2004; 03/10/2005; 01/04/2007; 04/01/2010)
- Residences at Victory - 06/24/2004 (amended 06/15/2006; 02/15/2007; 04/01/2010)
- Victory Pedestrian Open Space Plan - 11/04/2004
- Icon Development Plan - 05/05/2005 (amended 06/05/2008; 04/01/2010)
- Victory Plaza Buildings - 07/21/2005 (amended 03/23/2006; 09/14/2006; 10/16/2008; 04/01/2010)
- Victory Park - 06/01/2008
- Block J - 08/31/2008 (amended 10/16/2008; 04/01/2010)
- Lot P and Lot Q - 09/21/2006
- Lot A-12 - 10/12/2006
- Block L - 11/09/2006 (amended 03/27/2008; 04/01/2010)
- Block G - 06/07/2007; (amended July 22, 2015; December 3, 2015)
- Victory Center (Block M) - 02/07/2008 (amended 07/23/2015)
- Victory Apartments (Block N) - 10/6/2011
- Victory Avenue Apartments (Blocks P&Q) - 1/17/2012
- North Garage (Block A-12) - 11/5/13
- Camden Victory Park (Block F) - 12/20/13
- Skyhouse (Lot G) - 6/10/2015
- K Block Parking Garage (Block K) - 4/16/2015
- Greystar Victory Apartments: 6/4/2015
- Katy Station (Lot H): 06/18/2015; amended 4/6/2017
- Block D: November 5, 2015; amended 11/5/2015; amendment pending

LEGEND

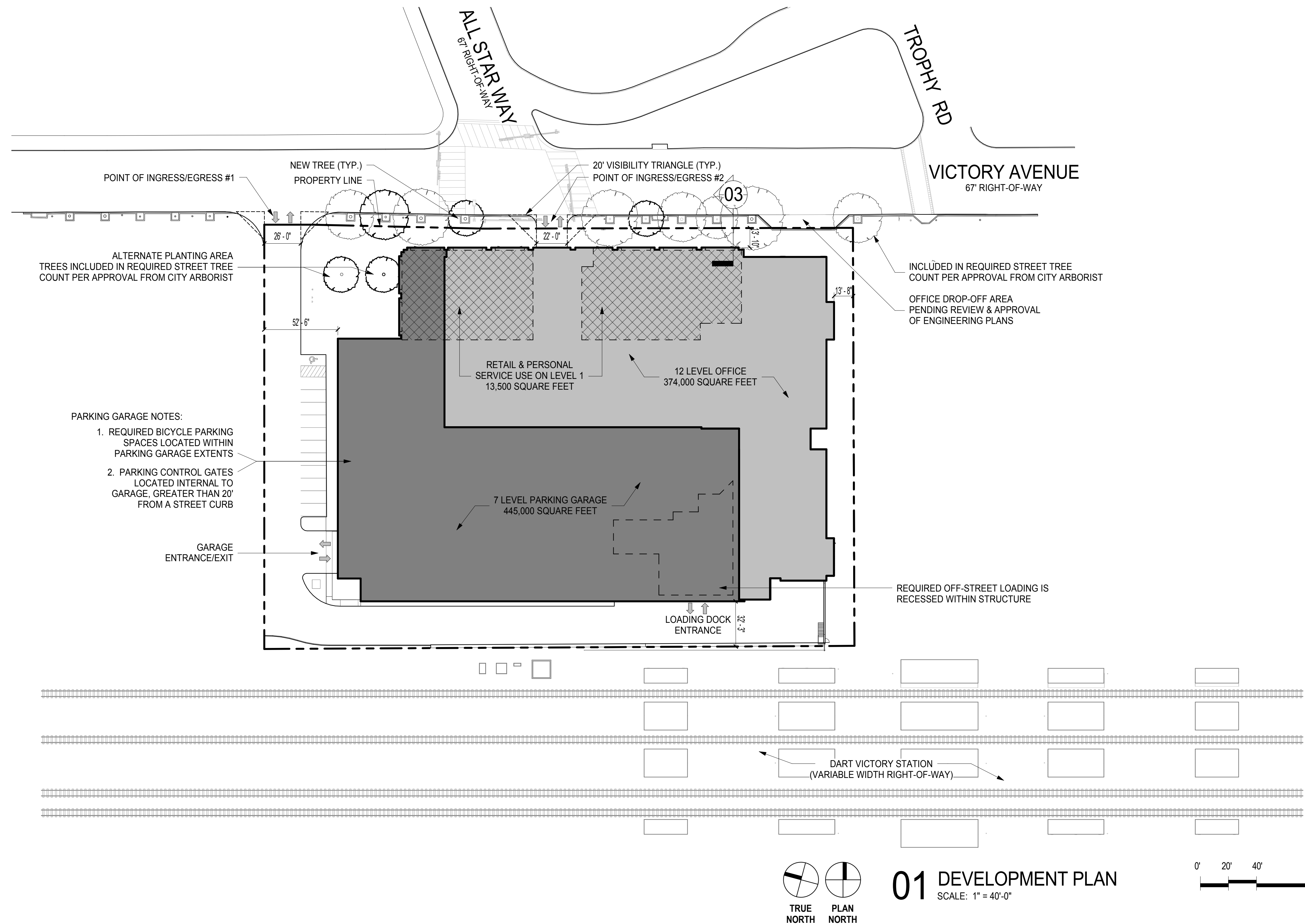
- RETAIL & PERSONAL SERVICE USE
- PARKING GARAGE
- OFFICE SPACE
- NEW PROPOSED TREE
- EXISTING TREE
- PROPERTY LINE



03 SIDEWALK SECTION
SCALE: 1/4" = 1'-0"



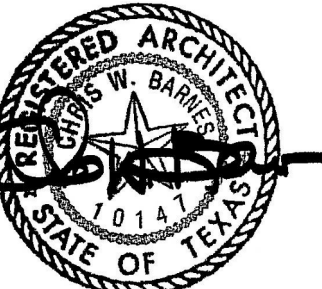
02 VICTORY PD NO. 582 LOCATION MAP
SCALE: N
TRUE NORTH



01 DEVELOPMENT PLAN
SCALE: 1" = 40'-0"



architecture | interiors | planning | graphics
8070 Park Lane, Ste. 300 | Dallas, Texas 75231
Tel 972.701.9000 | Fax 972.991.3008
www.bokapowell.com



03.14.2018

LOT E - SOUTH DEVELOPMENT PLAN
VICTORY PLANNED DEVELOPMENT
DISTRICT PD NO. 582

THIS DEVELOPMENT PLAN IS ONLY FOR LOT E - SOUTH. THE AREA BETWEEN THE PROPERTY LINES AND THE STREET CURBS, THE TABULAR INFORMATION, NOTES, AND TYPICAL PLANTING SECTIONS ARE PART OF THIS DEVELOPMENT PLAN. ALL OTHER GRAPHIC ILLUSTRATIONS ARE FOR INFORMATION ONLY AND ARE NOT PART OF THIS DEVELOPMENT PLAN.

PLAN NUMBER: D178-004
DATE ISSUED: 01.04.2018
DATE REVISED: 03.14.2018