

PRESTON PLACE [pd 15 - tract 3]

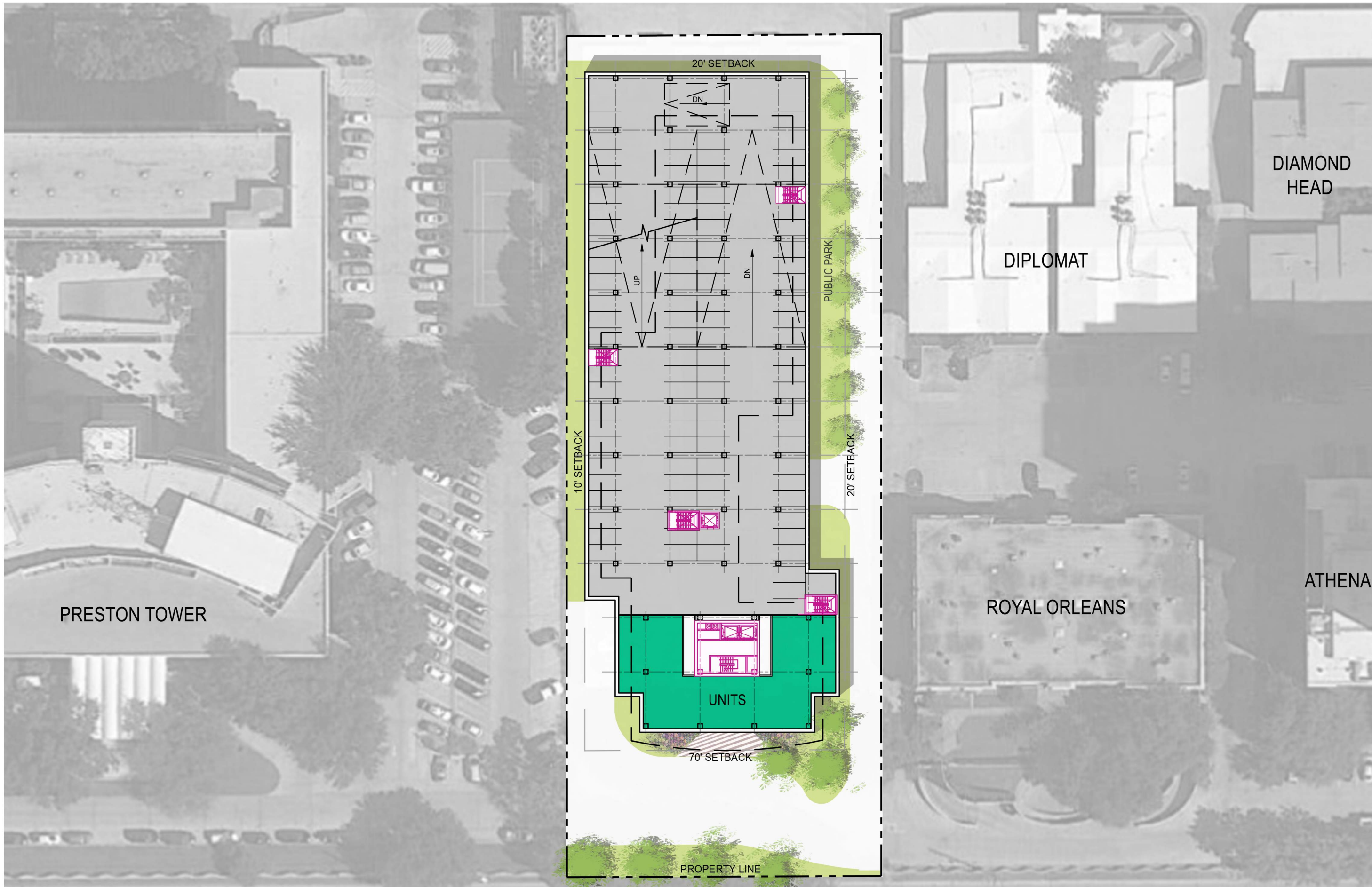
dallas, texas | 03/02/2018

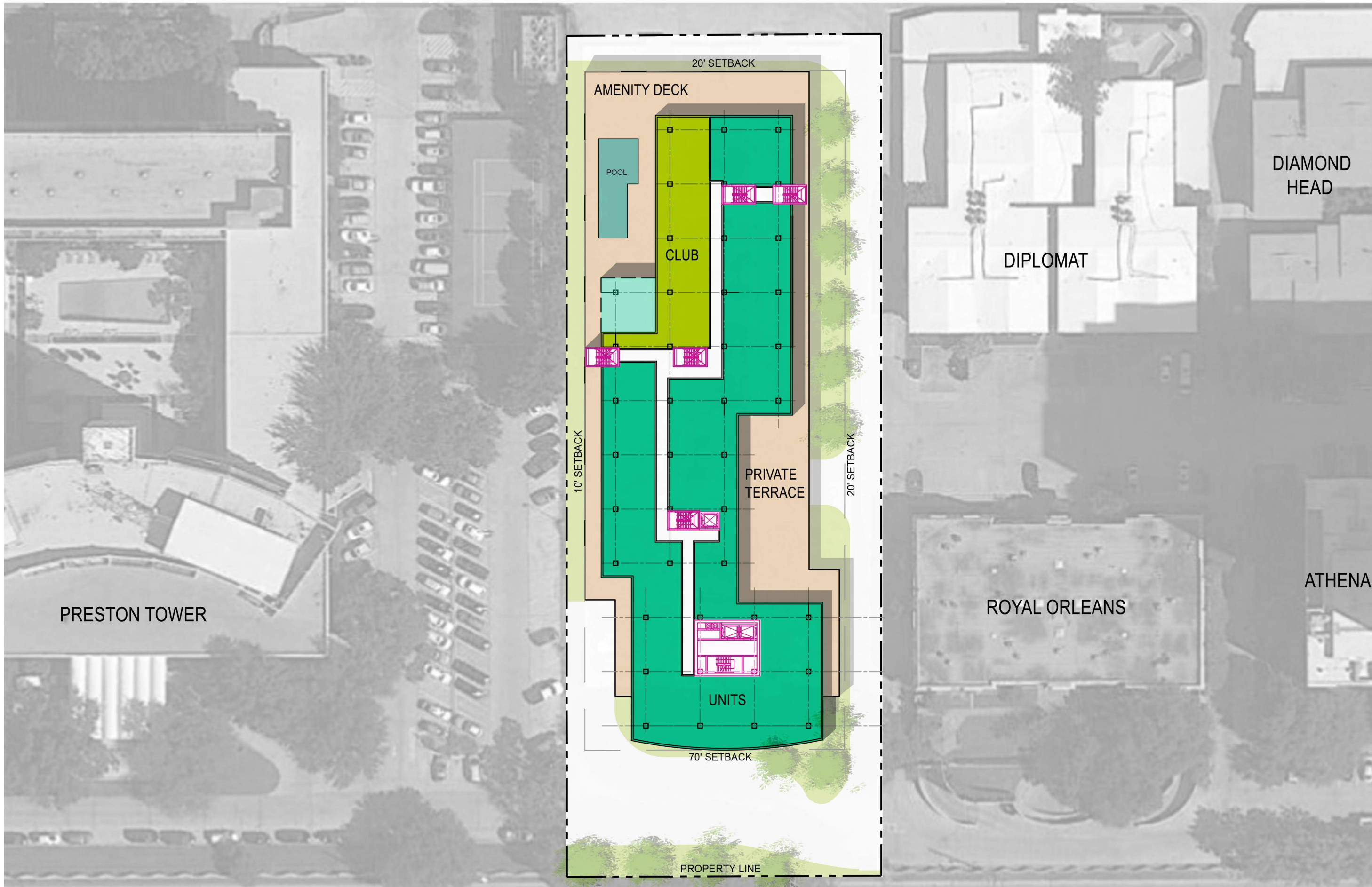


NORTHWEST HIGHWAY

LEVEL 1







PRESTON PLACE [pd 15 - tract 3]

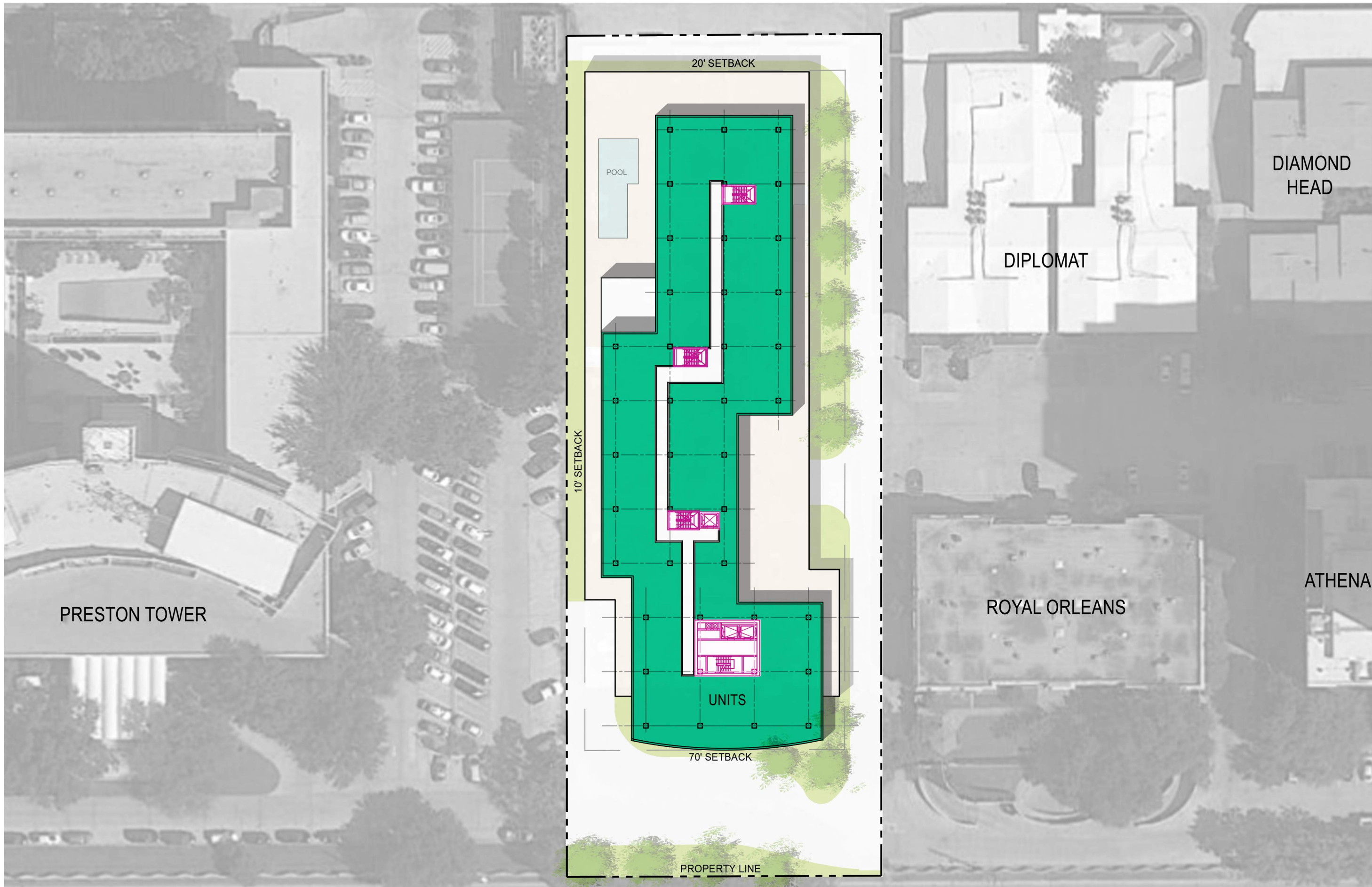
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NORTHWEST HIGHWAY

LEVEL 3





PRESTON TOWER

20' SETBACK

POOL

10' SETBACK

DIPLOMAT

DIAMOND HEAD

ATHENA

ROYAL ORLEANS

UNITS

70' SETBACK

PROPERTY LINE

NORTHWEST HIGHWAY

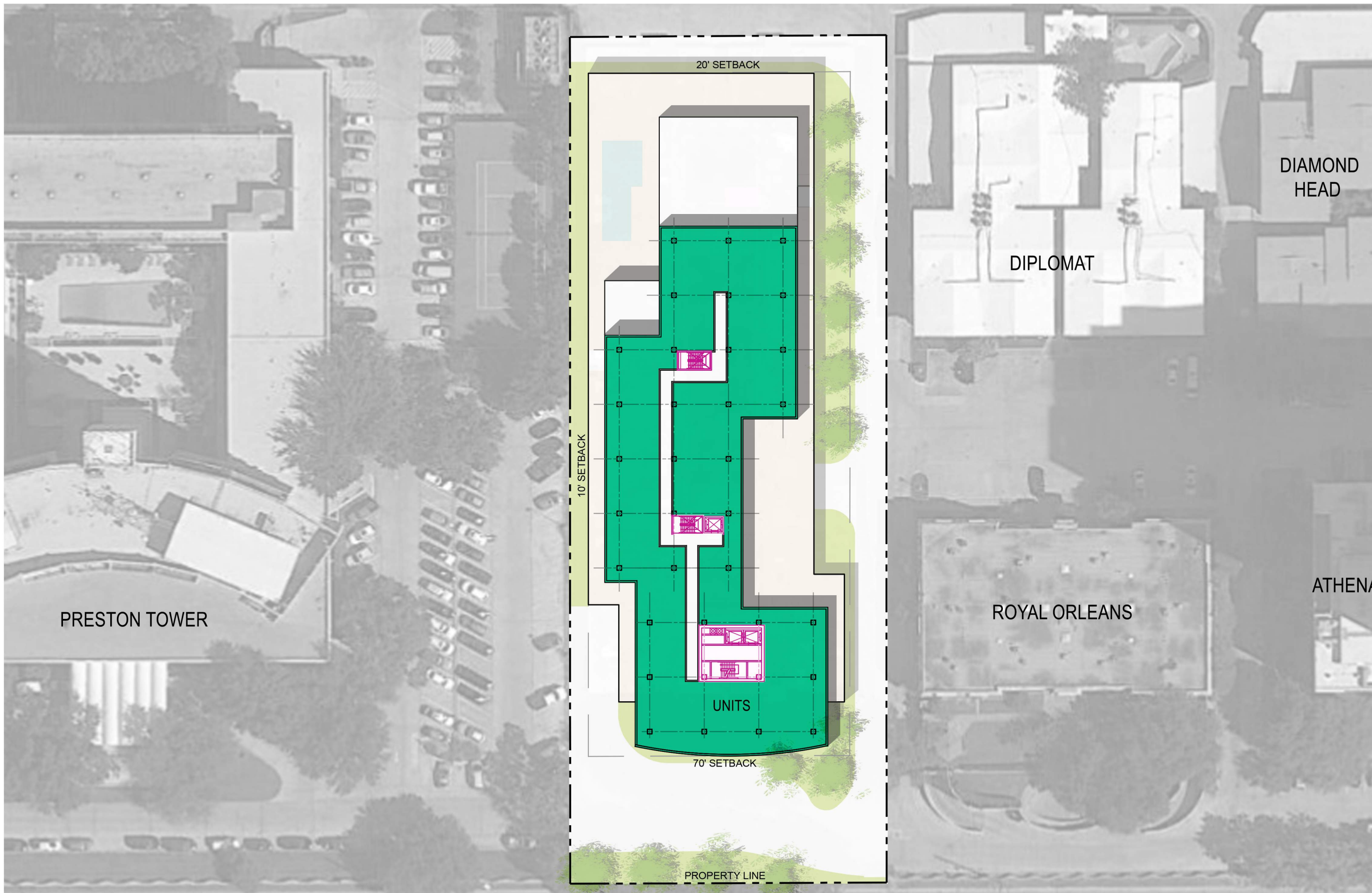
PRESTON PLACE [pd 15 - tract 3]

dallas, texas | 03/02/2018



LEVEL 4-12





PRESTON TOWER

DIPLOMAT

DIAMOND HEAD

ATHENA

ROYAL ORLEANS

20' SETBACK

10' SETBACK

70' SETBACK

PROPERTY LINE

UNITS

NORTHWEST HIGHWAY

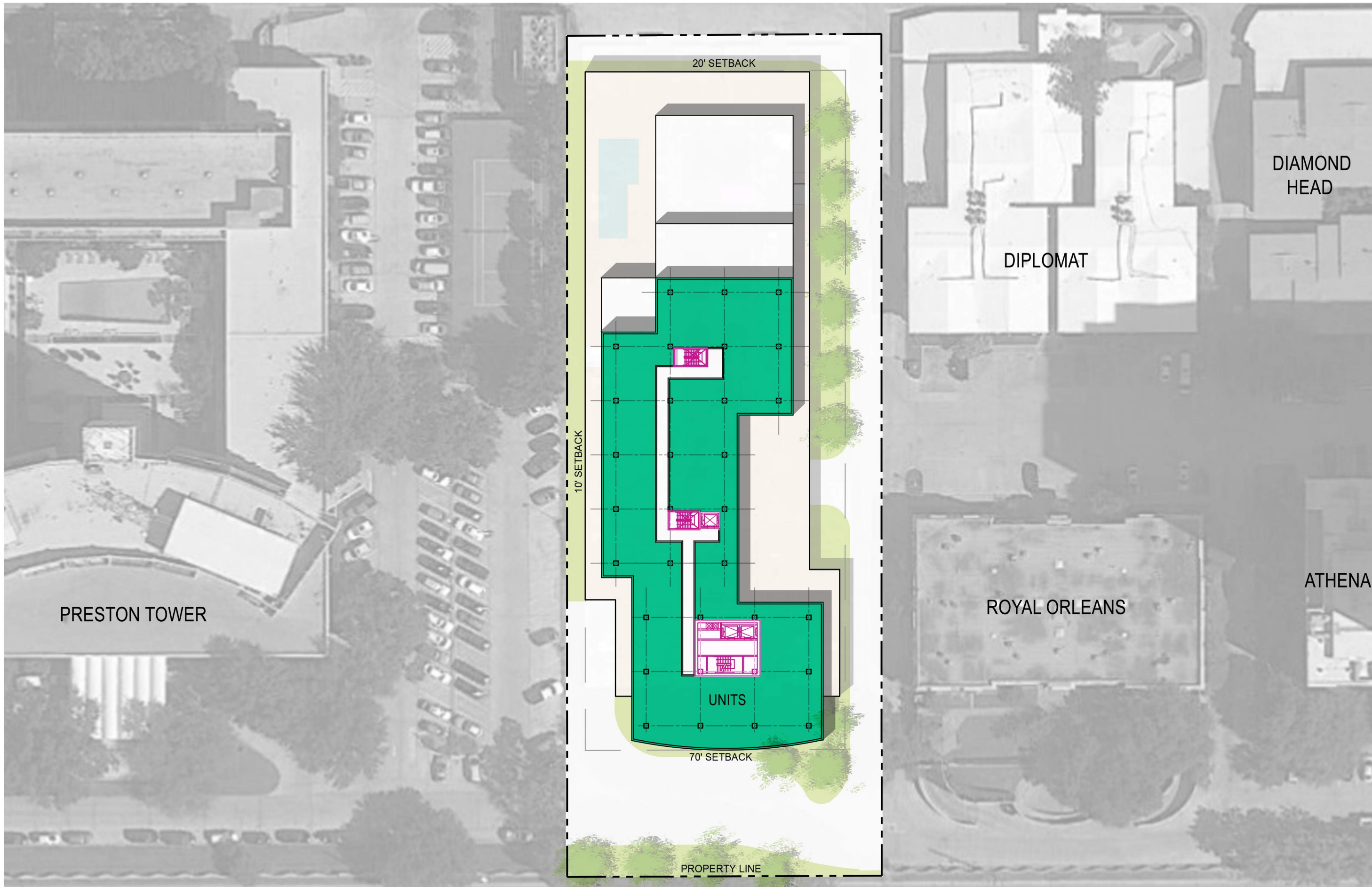
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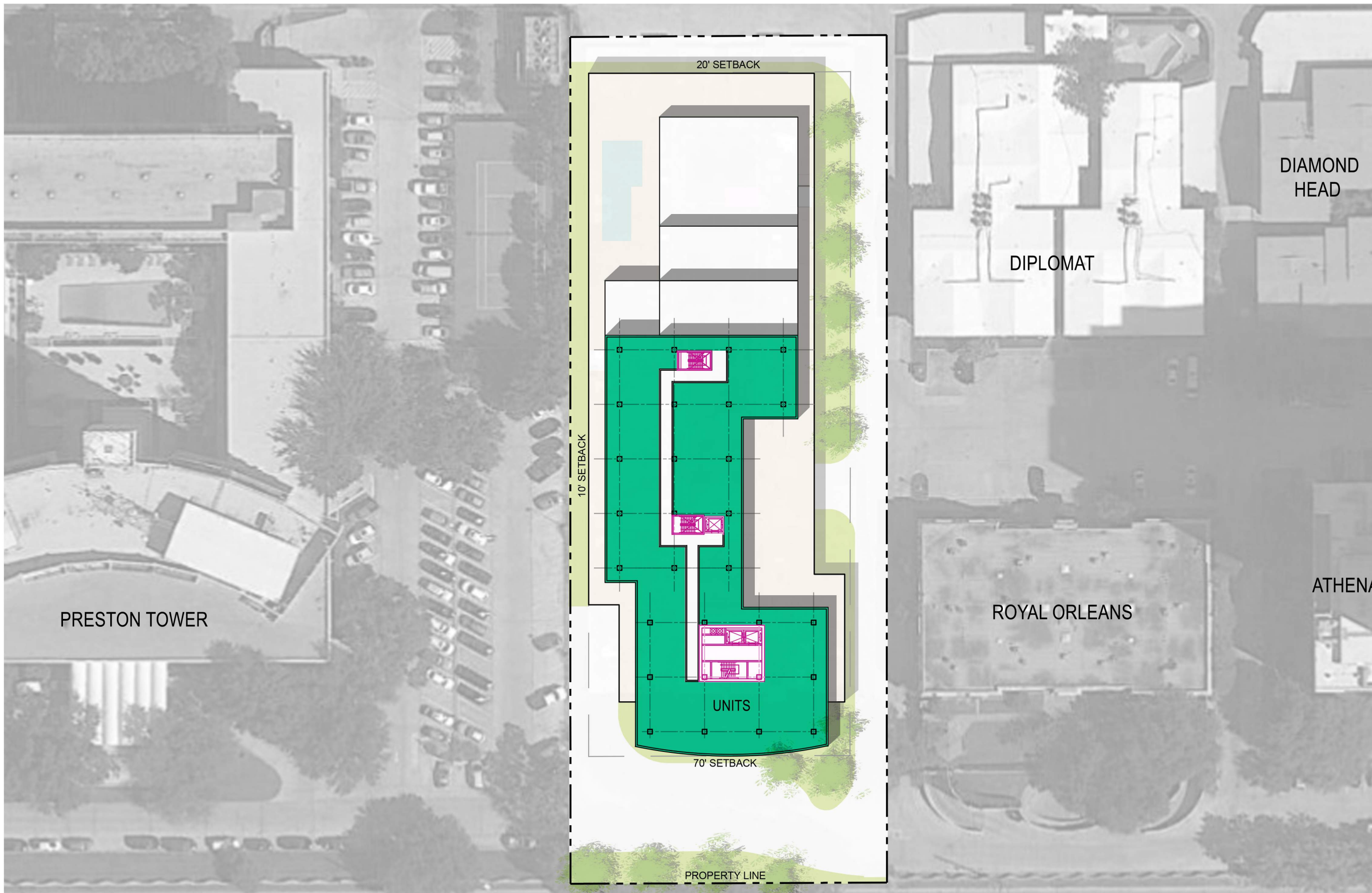
dallas, texas | 03/02/2018

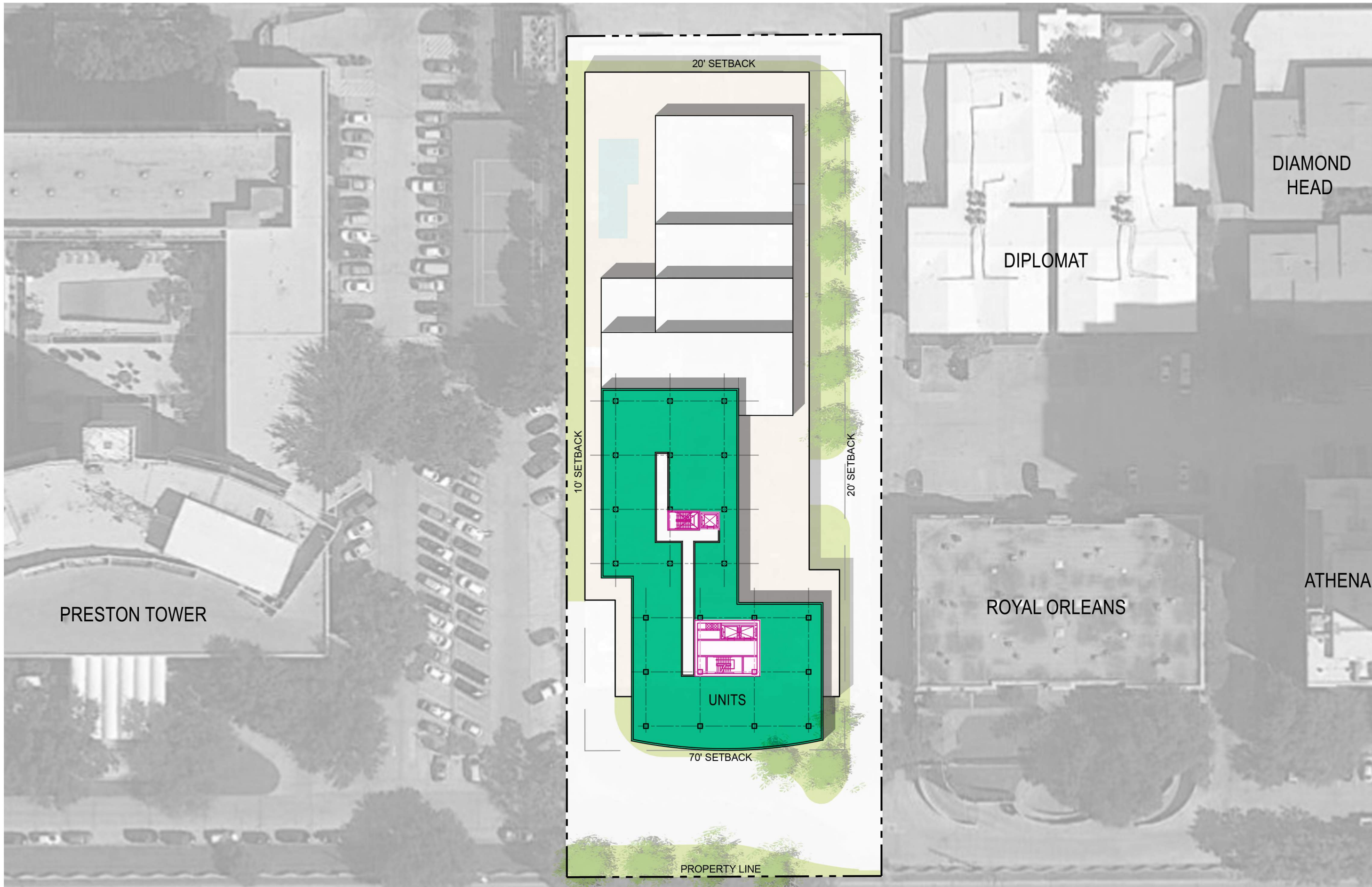


LEVEL 13-14









PRESTON TOWER

DIAMOND HEAD

DIPLOMAT

ATHENA

ROYAL ORLEANS

20' SETBACK

10' SETBACK

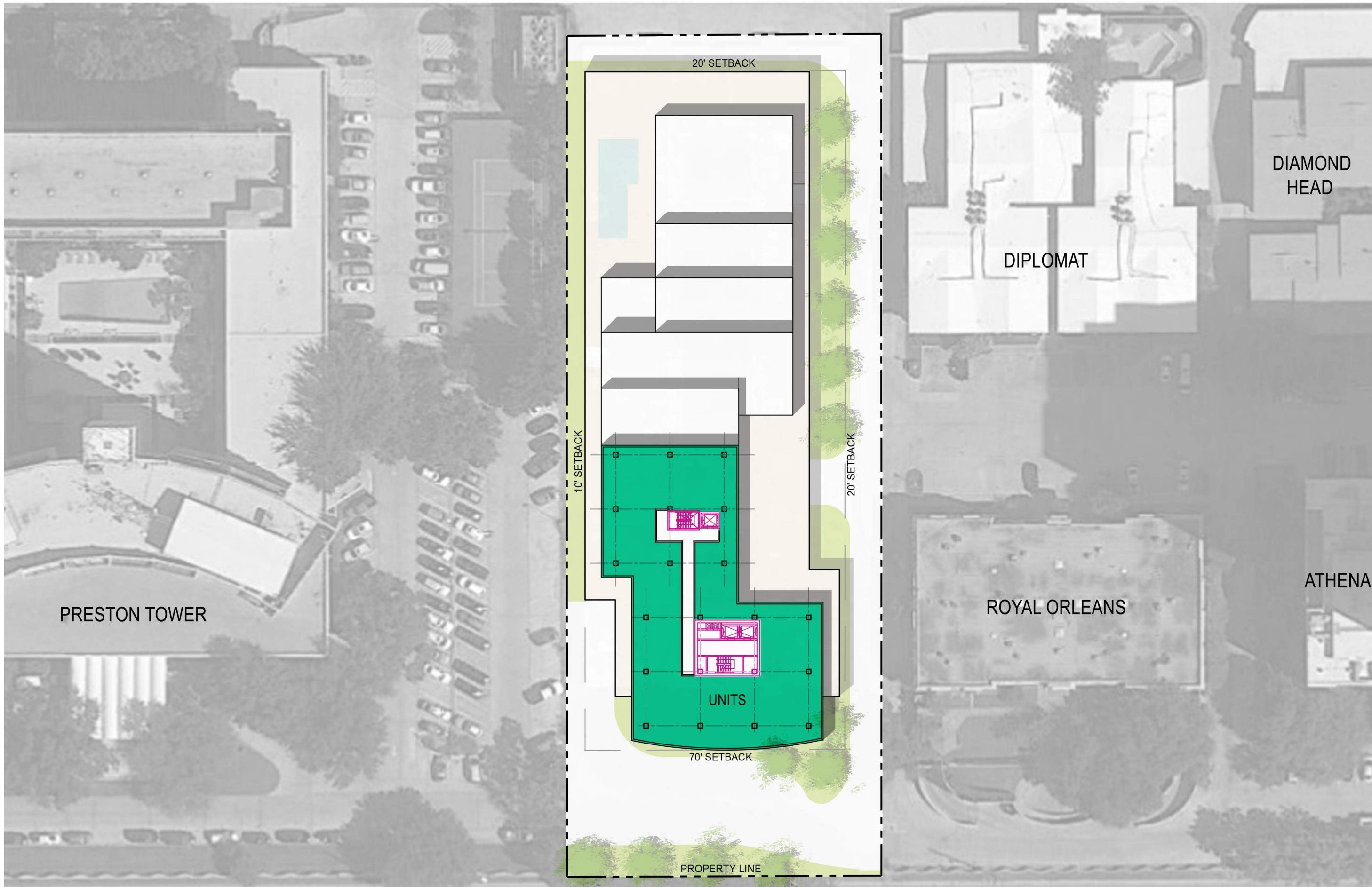
20' SETBACK

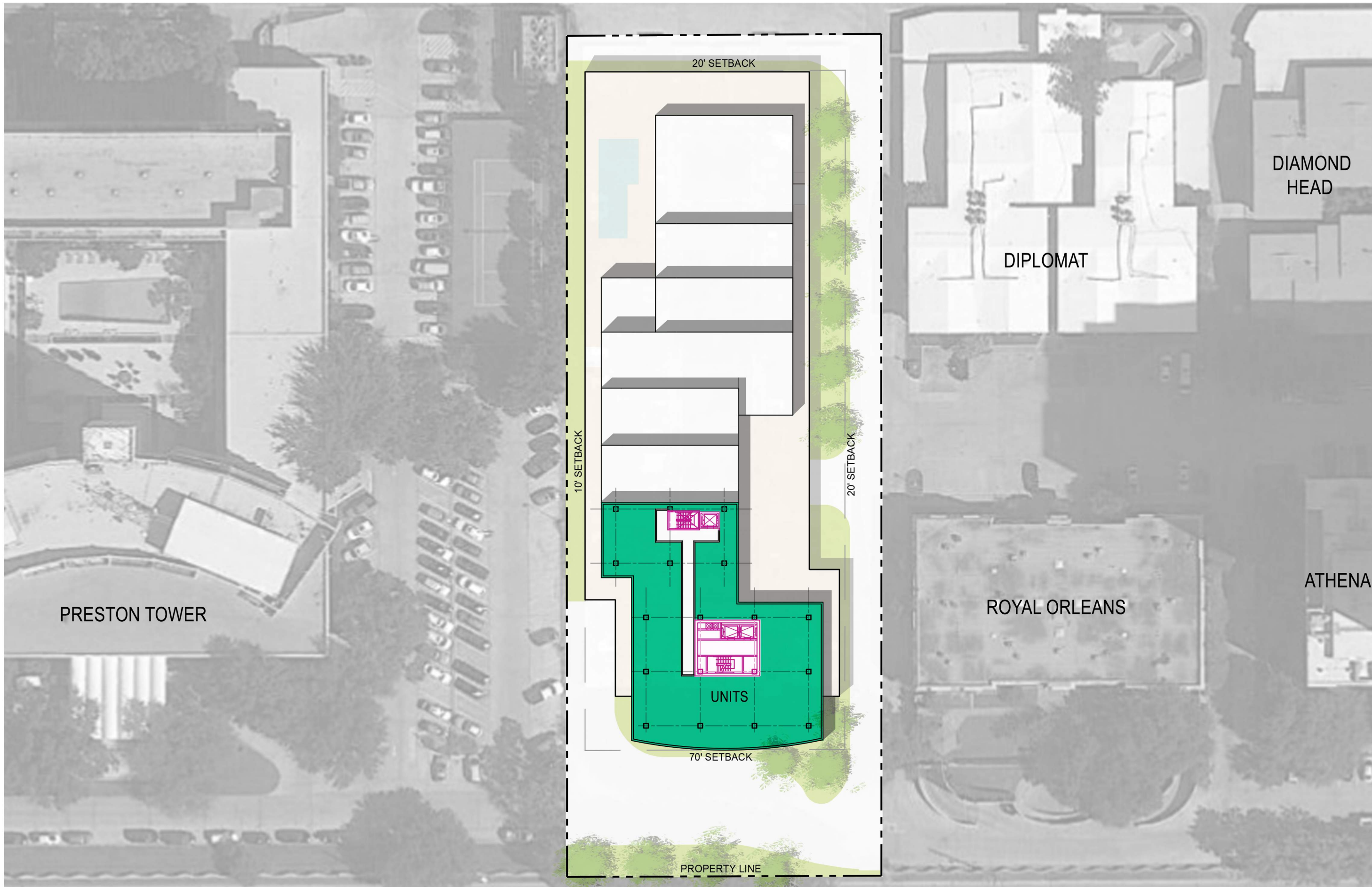
UNITS

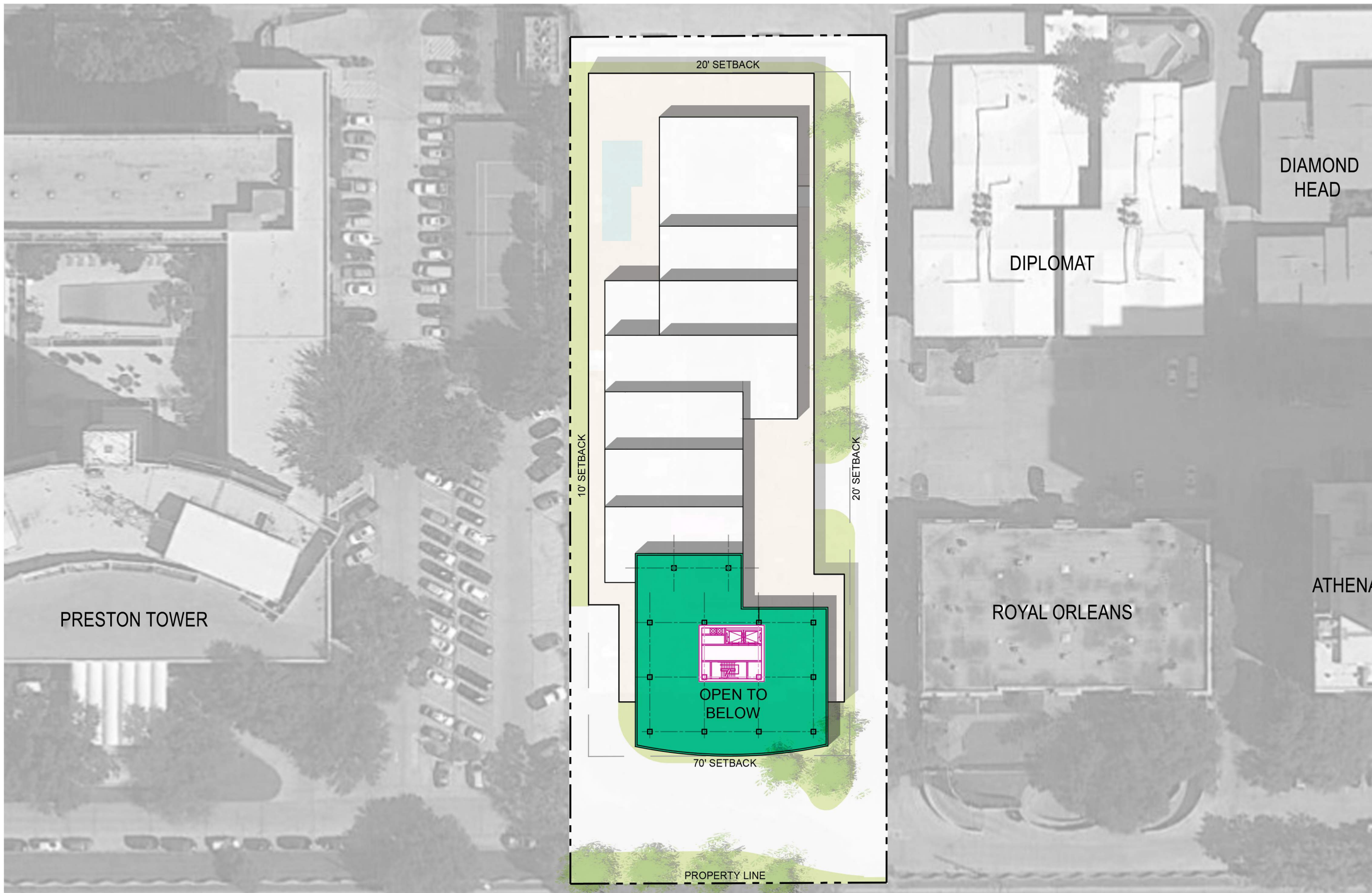
70' SETBACK

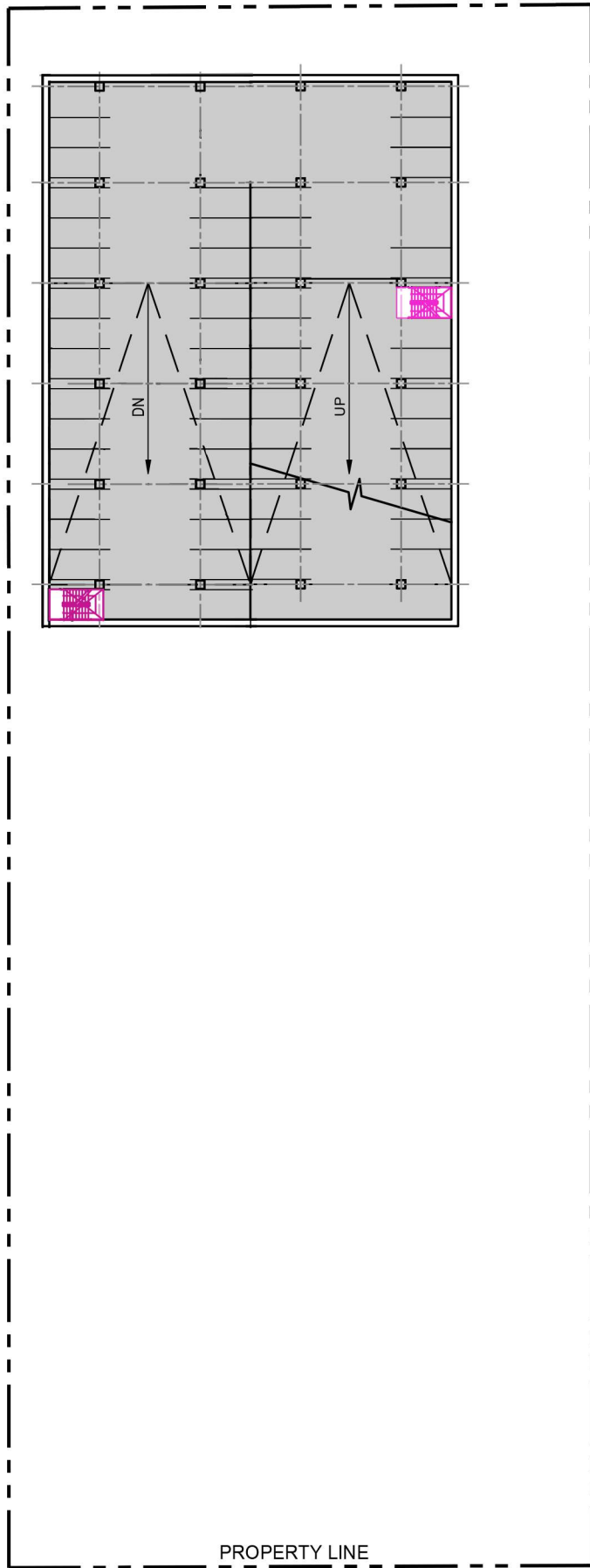
PROPERTY LINE

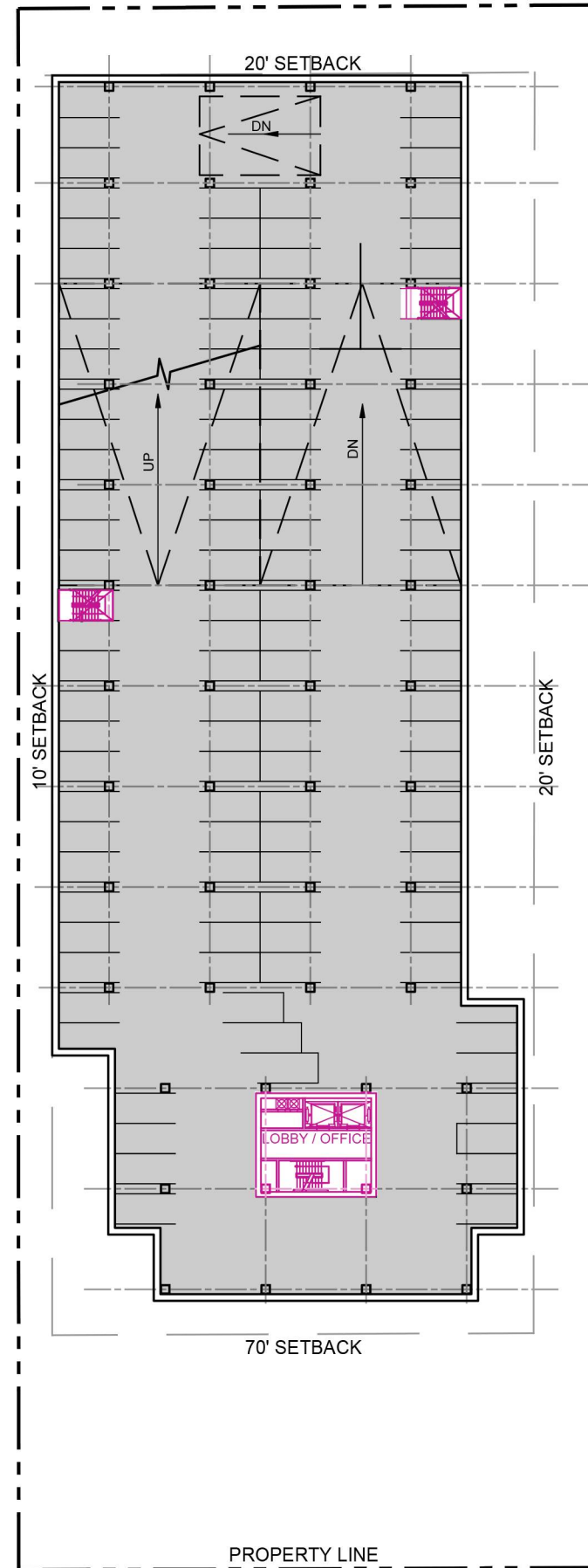
NORTHWEST HIGHWAY





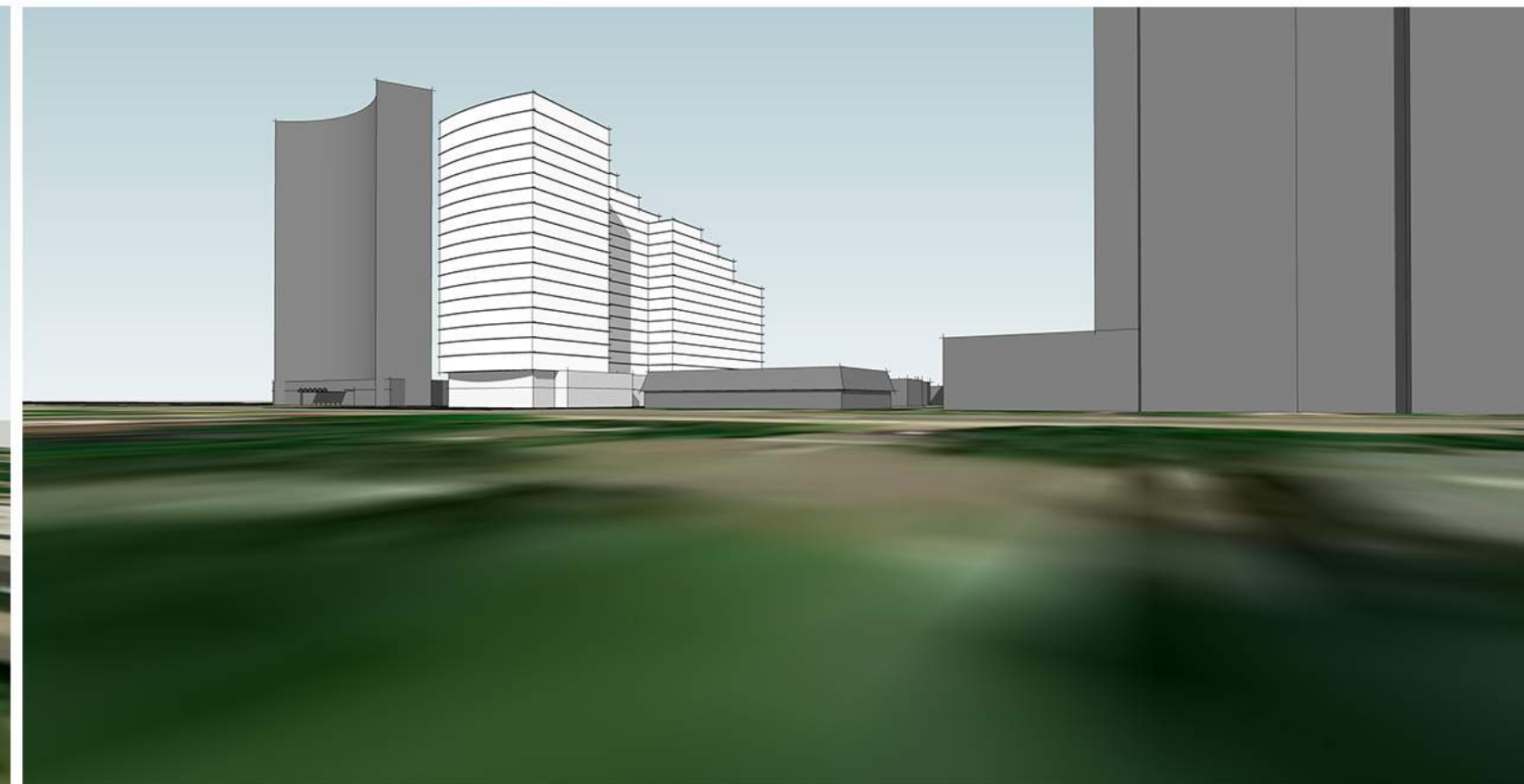
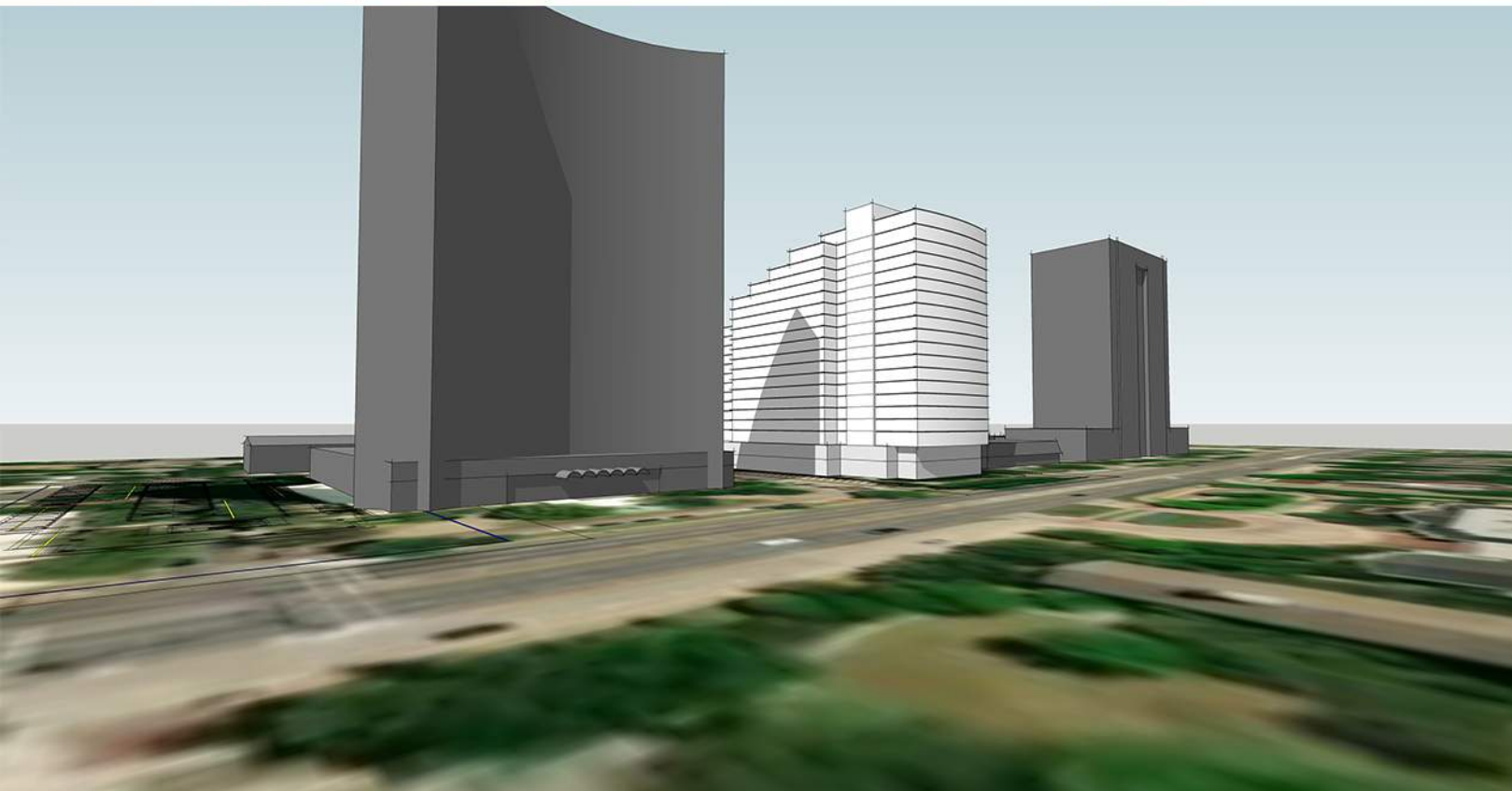
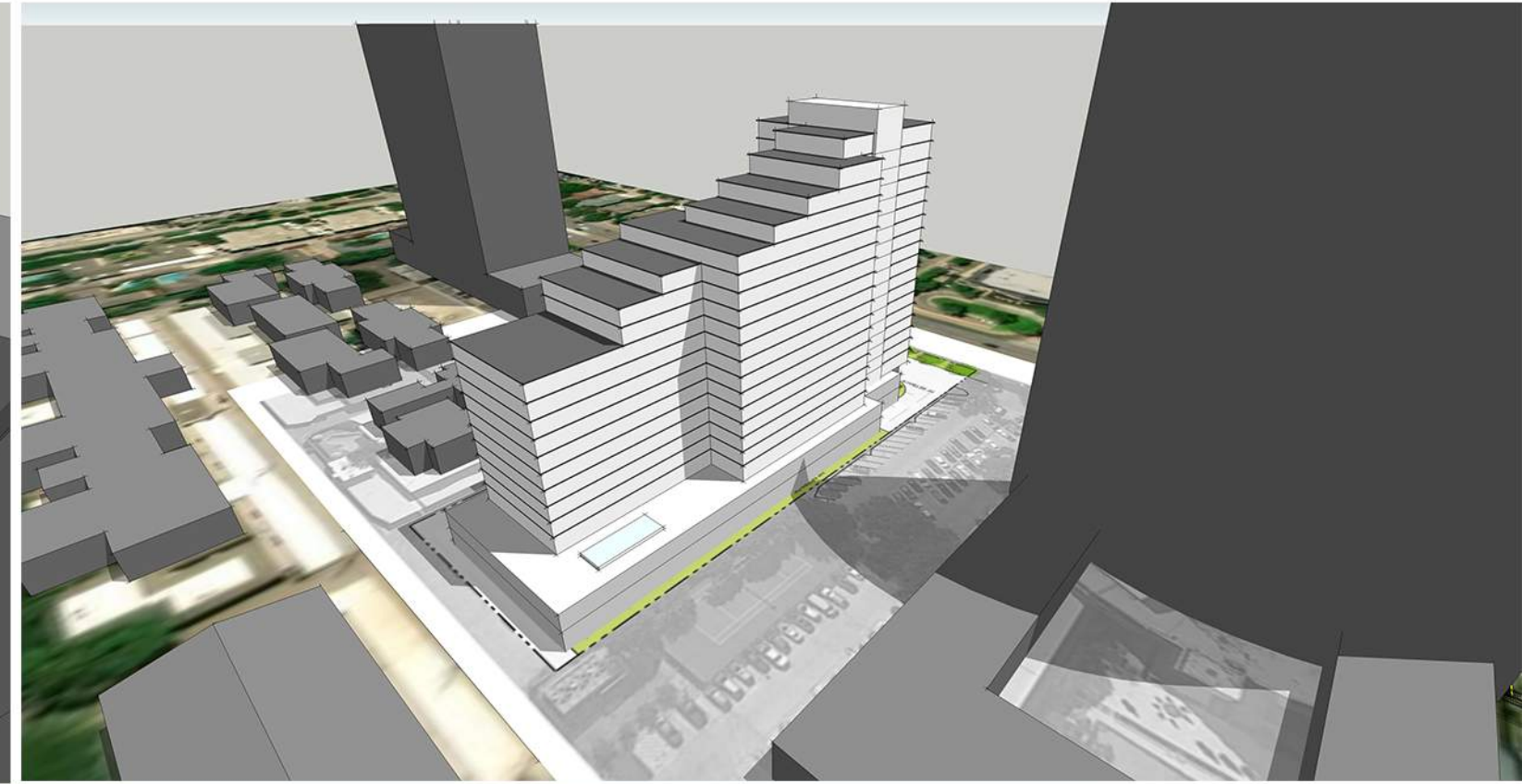




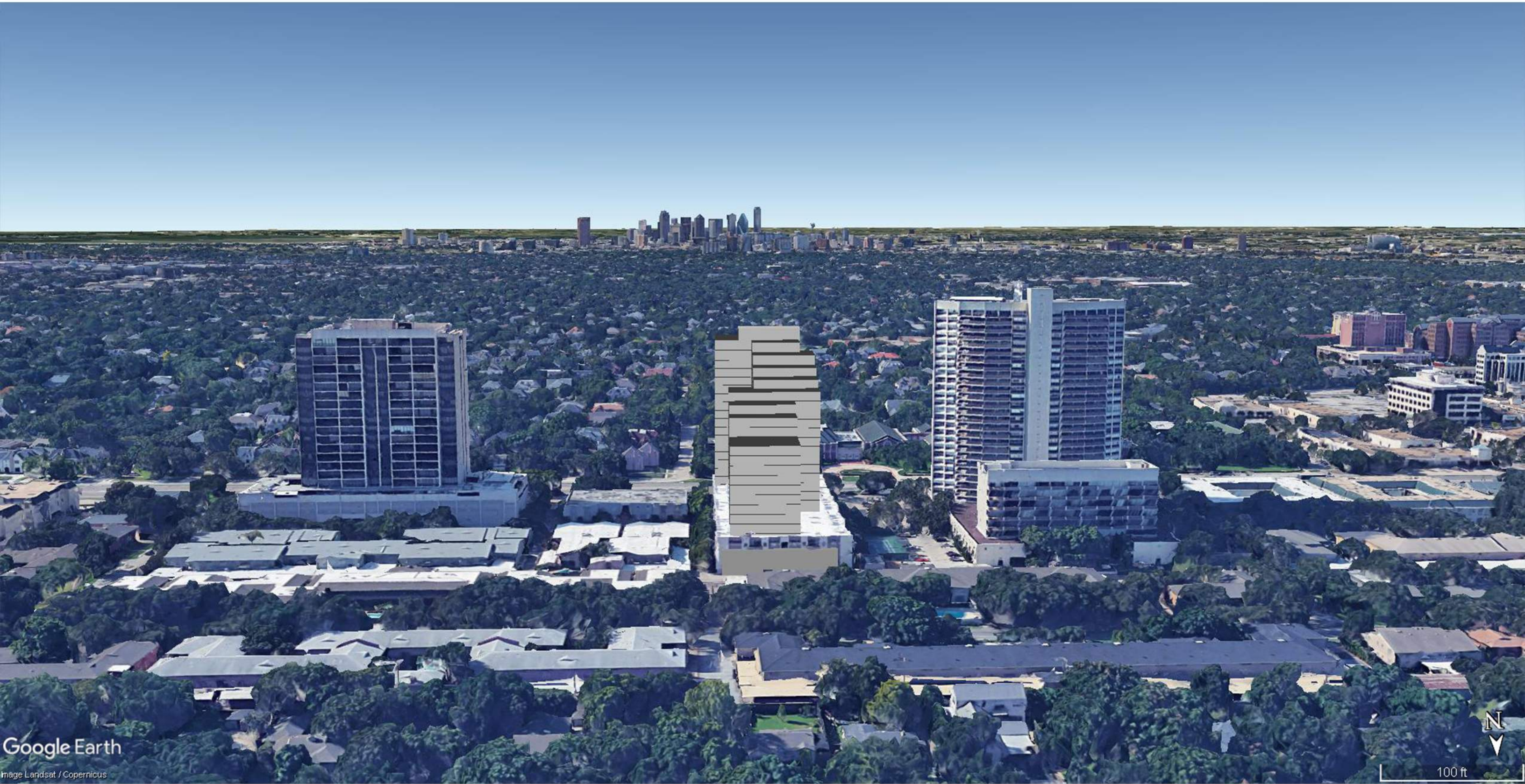


NORTHWEST HIGHWAY









Google Earth
Image Landsat / Copernicus







PRESTONPLACE
FEASIBILITY STUDY

B
RENTAL

Preliminary Tabulations

		Height	A Gross sf	B Net Rentable sf (w/o balconies)	C Unit Count	D Office / fitness / club / boh sf	E Garage parking	F FAR SF
18 level 20	RESIDENTIAL - PH (second level)	12.67	10,150	8,120				9,338 sf
17 level 19	RESIDENTIAL - PH	12.67	12,400	9,920				11,408 sf
			22,550	18,040	6			
16 level 18	RESIDENTIAL	10.67	14,860	11,888	8			13,671 sf
15 level 17	RESIDENTIAL	10.67	17,266	13,813	10			15,885 sf
14 level 16	RESIDENTIAL	10.67	21,006	16,805	12			19,326 sf
13 level 15	RESIDENTIAL	10.67	23,286	18,629	15			21,423 sf
12 level 14	RESIDENTIAL	10.67	25,566	20,453	16			23,521 sf
11 level 13	RESIDENTIAL	10.67	25,566	20,453	16			23,521
10 level 12	RESIDENTIAL	10.67	30,126	24,101	20			27,716
9 level 11	RESIDENTIAL	10.67	30,126	24,101	19			27,716 sf
8 level 10	RESIDENTIAL	10.67	30,126	24,101	19			27,716 sf
7 level 09	RESIDENTIAL	10.67	30,126	24,101	19			27,716 sf
6 level 08	RESIDENTIAL	10.67	30,126	24,101	19			27,716 sf
5 level 07	RESIDENTIAL	10.67	30,126	24,101	19			27,716 sf
4 level 06	RESIDENTIAL	10.67	30,126	24,101	19			27,716 sf
3 level 05	RESIDENTIAL	10.67	30,126	24,101	19			27,716 sf
2 level 04	RESIDENTIAL	10.67	30,126	24,101	19			27,716 sf
1 level 03	RESIDENTIAL/AMENITY	12.67	30,126	21,101	16	3,000		27,716 sf
	TOWER TOTAL	198.06 ft	451,360	358,088	271			415,251 sf
2 level 02	PARKING / LINER UNITS	12.67	45,075	5,800	5		102	
1 level 01	PARKING / LOBBY	14.67	45,075		-	9,242	30	
Level B1	PARKING	0.00	45,075		-		126	
Level B2	PARKING	0.00	45,075		-		110	
Level B2.5	PARKING	0.00	21,510		-		52	
	PODIUM TOTAL	27.34 ft	135,225	5,800	5			
total		225.40 ft	586,585 sf	363,888 sf	276 units	12,242 sf	420 spaces	415,251

Average Unit Size: 1,318.43 nrsf
Efficiency: 79% eff.

Parking				
Type	ratio	Required	provided	
Residential	1 unit	= 1.50	1.52	

*Not including parapet, mech, overrun, etc.;

Floor Area Ratio		
	Square Feet	Acreege
Site Area	81,077 SF	1.86 AC

Conditioned Area 415,251 SF
FAR as designed, approx. 5.12 : 1