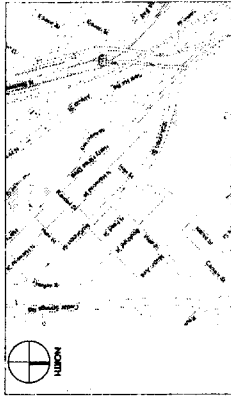


26586

JACK STREET



Vicinity Map



Donald R. Powell, Jr. #072306
Chris Barnes #10147
John Orfield #11164
This document is not for permit
or construction.

OWNER
HIC-Bleu Ciel, Ltd
2828 N. Harwood, 16th Floor
Dallas, Texas 75201
Phone: 214-965-1043

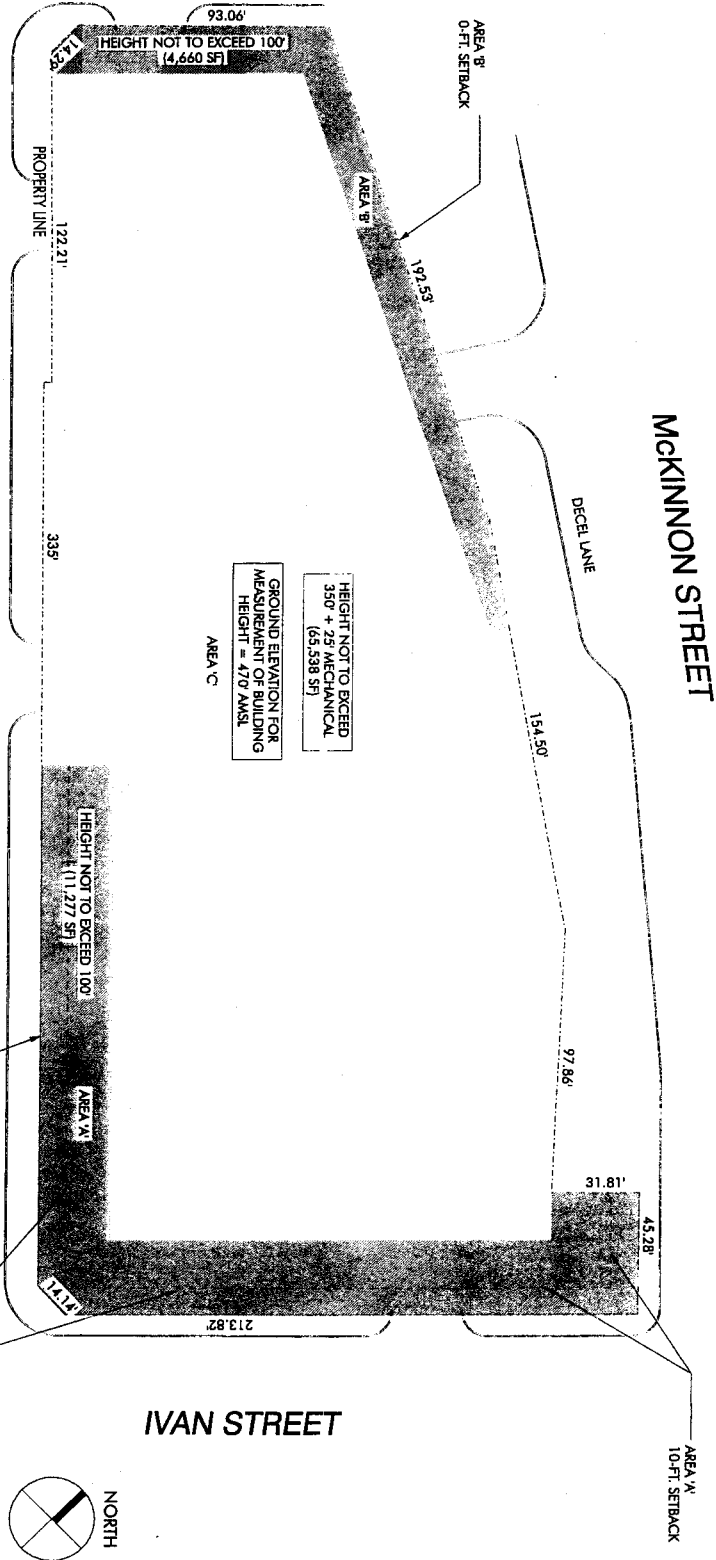
LAND AREA
81,475 S.F. (1.87 ACRES)

FLOOR AREA RATIO (FAR)
Nonresidential: 6.0-1
* Additional: .5:1
where there is a minimum
1:1 component of residential use.

DENSITY
250 UNITS/ACRE
LOT COVERAGE: 85%

MAXIMUM BUILDING HEIGHT
350'-0" + 25' MECHANICAL

CONCEPTUAL PLAN

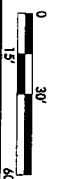
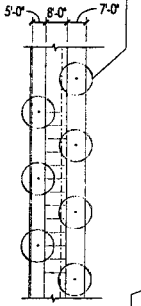


NORTH HARWOOD STREET

McKINNON STREET

IVAN STREET

HIGHRISE LIVE OAK
4" CAL. @ 25 O.C. STAGGERED
(OR ANY TREE TYPE APPROVED
IN PD.193)



SCALE: 1" = 30'

DECEMBER 04, 2006
2067-1101881