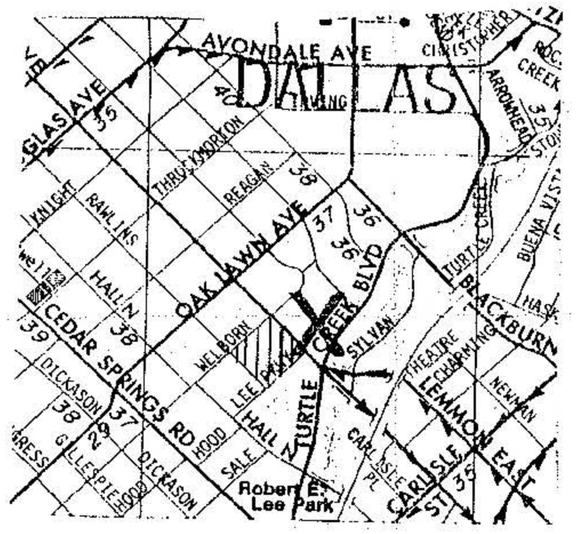
EXHIBIT S-21A

VICINITY MAP



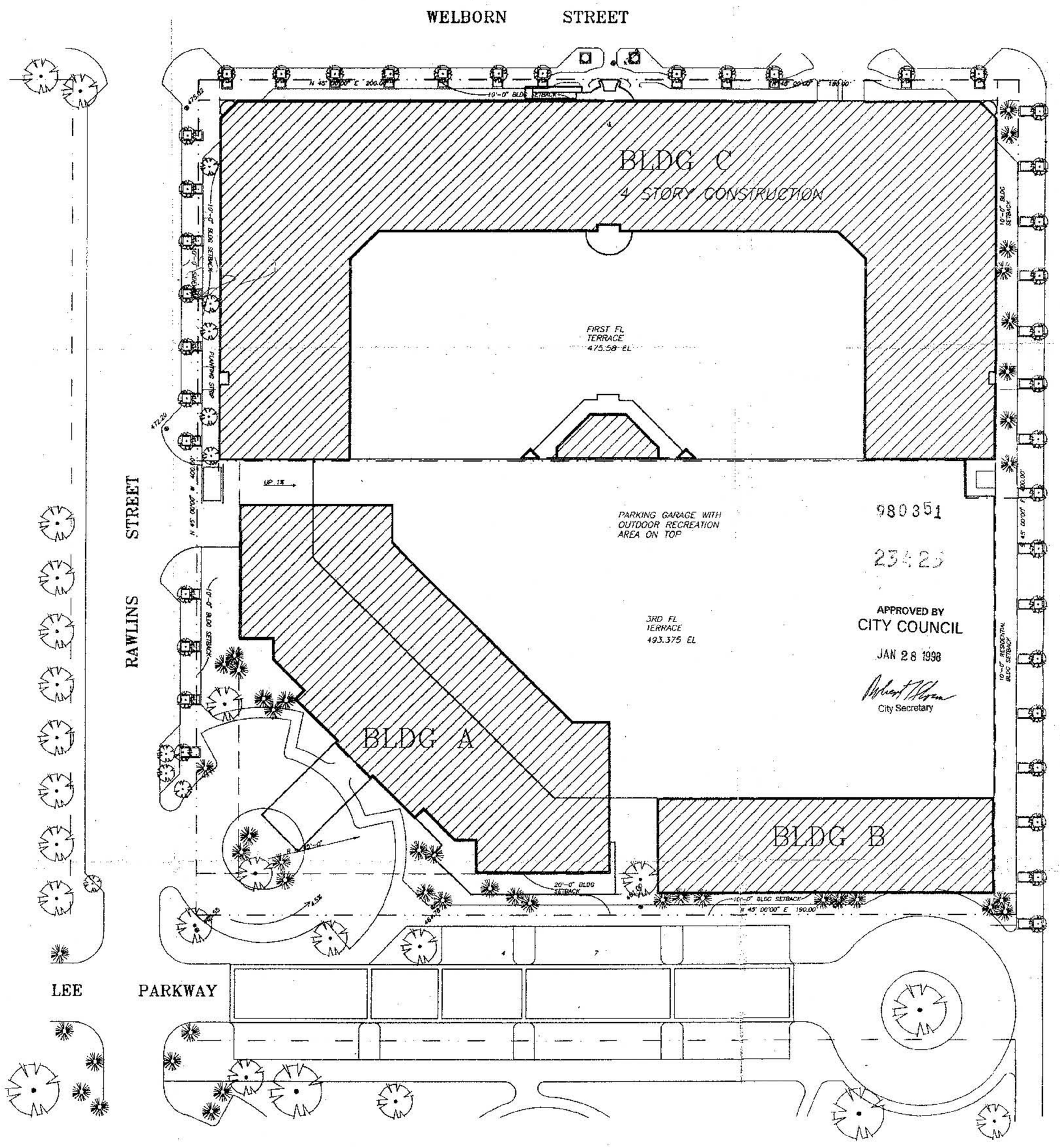
DEVELOPMENT STANDARDS

PLANNED DEVELOPMENT SUBDISTRICT

LAND AREA:	3.5813 ACRES
MAXIMUM COVERAGE:	84% WITH AN ADDITIONAL 33% OPEN SPACE ABOVE THE PARKING GARAGE
MAXIMUM HEIGHT:	270 FEET BUILDING A (24 OCCUPIED STORIES) 55 FEET BUILDINGS B AND C (4 OCCUPIED STORIES)
GROSS SQUARE FOOTAGE:	560,000 SQUARE FEET (EXCLUDING GARAGE AREA)
FRONT YARD SETBACKS:	
LEMMON AVE.	10 FEET
LEE PARKWAY	10 FEET–BUILDING B 20 FEET–BUILDING A
RAWLINS STREET	10 FEET
WELBORN STREET	10 FEET

DAY WINDOWS, WINDOW PLANTER BOXED, BALCONIES, OPERATING SHUTTERS, AWINGS AND OTHER ARCHITECTURAL FEATURES WILL PROTRUDE INTO THE SETBACKS FIVE (5) FEET. DECORATIVE STAIRS AND RAILINGS, AWINGS AND OTHER ARCHITECTURAL FEATURES MAY EXTEND INTO THE SETBACKS. DECORATIVE POLE LIGHTS, BIKE RACKS AND BENCHES MAY BE LOCATED WITHIN THE SETBACK AREAS. PARKING SPACES ARE PERMITTED IN THE SETBACK AREA IN FRONT OF BUILDING A. BRICK PAVERS WILL BE USED FOR PORTIONS OF THE STREETSCAPE.

SIDE AND REAR YARD SETBACKS:	0 FEET.
LANDSCAPING:	AS SHOWN ON SITE PLAN
USES:	300 RESIDENTIAL DWELLING UNITS 5,000 SQUARE FEET OF NON-RESIDENTIAL
SIGNS:	NON-BUSINESS RULES
PARKING PROVIDED:	554 SPACES (1.5 SPACES PER RESIDENTIAL UNIT DURING EACH PHASE.)



SCALE: 1" = 30'-0"

0 10 30 50 100

DEVELOPMENT PLAN

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THE
MAYFAIR AT
TURTLE CREEK
DALLAS, TEXAS

FOR:
FRAM BUILDING GROUP
220 HUMBERLINE DRIVE
TORONTO, ONTARIO
M9W 5Y4

Approved
City Plan Commission
12-18-97

SVS

PLANNED DEVELOPMENT DISTRICT NO. 21-D

PLANNED DEVELOPMENT DISTRICT NO. 193

Z978-119/M285-C(CR)

REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE
DEVELOPMENT PLAN

DRAWN BY	DATE: 11-12-97
CHECKED BY	PROJECT NO. 9691
APPROVED BY	SCALE 1" = 30'-0"

DRAWING NO. 101