

EXHIBIT S-53A

PROPERTY ADDRESS:
2501 NORTH HARWOOD STREET
DALLAS, TEXAS

LAND AREA:
59,677 S.F.

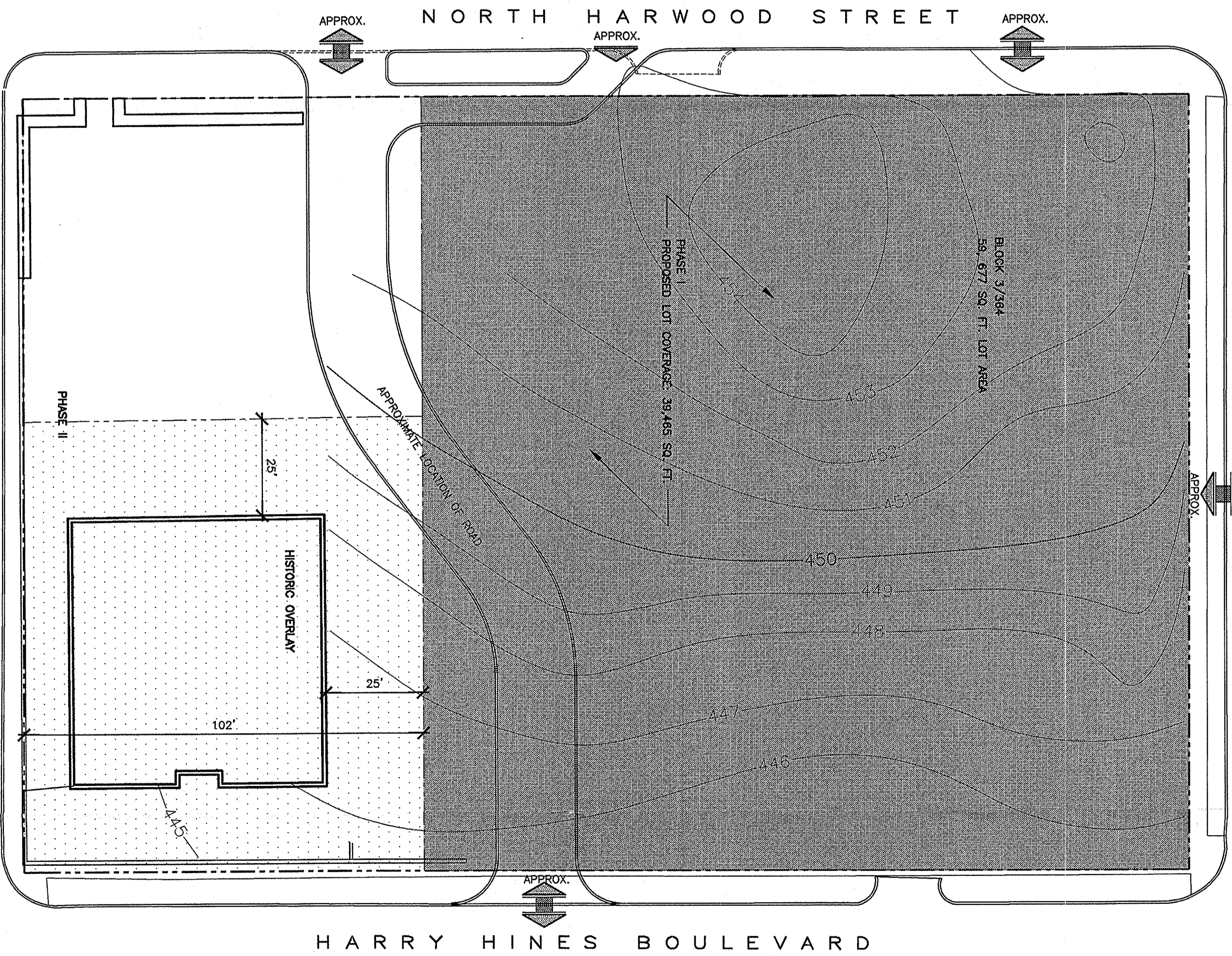
FLOOR AREA RATIO (FAR):
5.0:1 NON-RESIDENTIAL
5.5:1 RESIDENTIAL

**PHASE 1
MAXIMUM LOT COVERAGE:**
39,465 S.F. (100%) NON-RESIDENTIAL
31,572 S.F. (80%) RESIDENTIAL

MAXIMUM BUILDING HEIGHT:
325'-0" (+25' MECHANICAL)

NET RESIDENTIAL DENSITIES:
250 UNITS PER ACRE

PROJECT INFORMATION



CONCEPTUAL PLAN

**INTERNATIONAL
CENTER
PHASE IX**

DALLAS, TEXAS

DEVELOPMENT MANAGER



041568
25592
APPROVED BY
CITY COUNCIL

MAY 12 2004

Shirley Gray
City Secretary

PDS #53

PLANNED DEVELOPMENT DISTRICT NO. 193

APPROVED
City Plan Commission
4-22-04

**CONCEPTUAL
PLAN**

SCALE: 1" = 20'-0"

0 20 40

GRAPHIC SCALE IN FEET

Job No. 4009 Date 04.01.04

CONCEPT PLAN
IC IX

