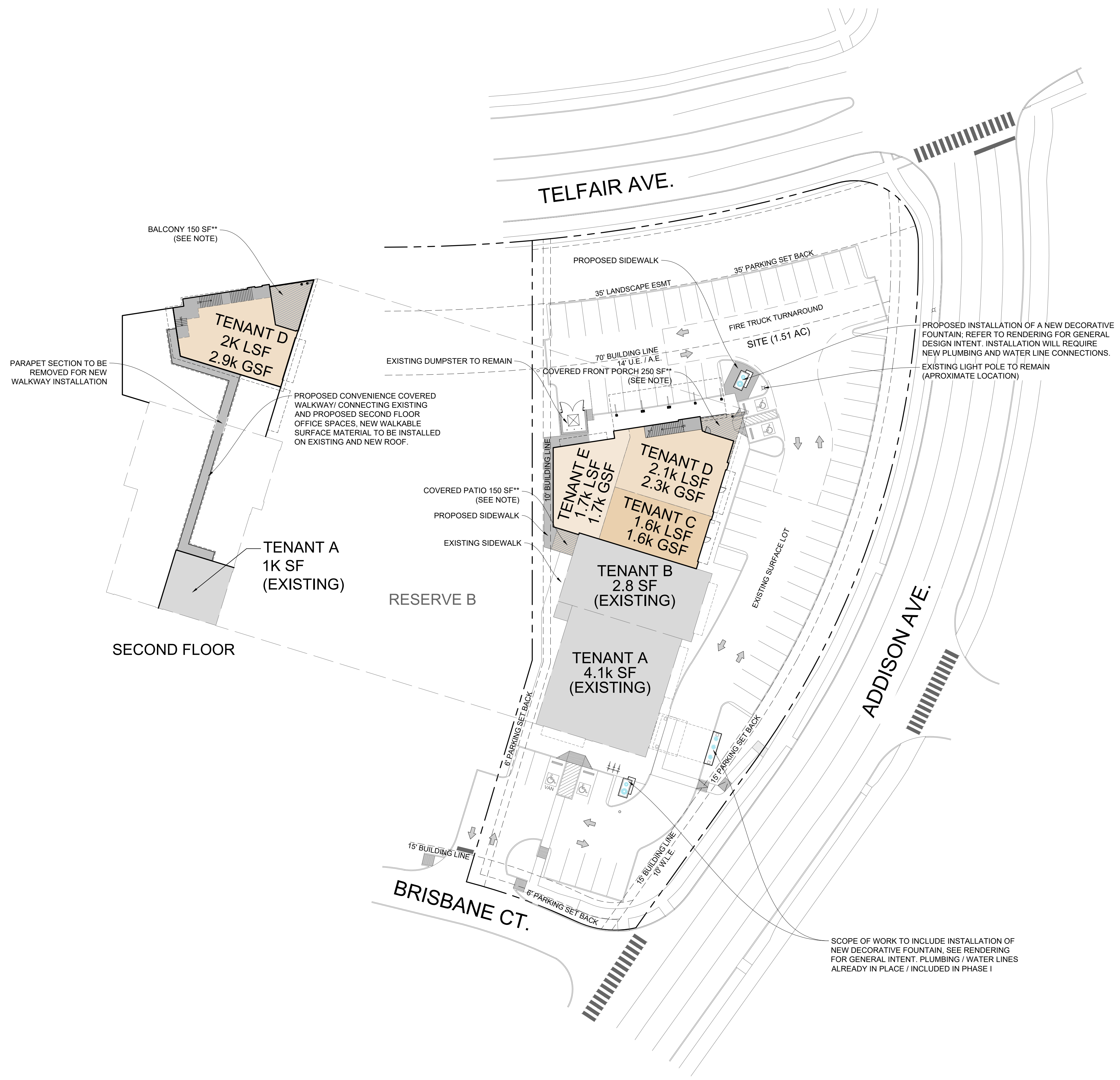


N:\VDA\16034-00\_Telfair Reserve-A Ph2 SD2\200 SD\220 SITE PLANS\16034-13\_SITE.dwg plotted by Nelson Dieguez-Suarez on 2026-03-19 at 10:24 AM



EXISTING SITE CONDITION FOR REFERENCE

DATA TABLE			
EXISTING:	LEASABLE AREA	PS REQ'D	PS PROVIDED
<b>FIRST FLOOR</b>			
TENANT A			
MEDICAL (@5 PS / 1k)	4,100 SF	21 PS	SHARED
TENANT B			
MEDICAL (@5 PS / 1k)	2,800 SF	14 PS	SHARED
<b>2ND FLOOR</b>			
TENANT A - 2ND FLOOR			
PROF. OFFICE (@4 PS / 1k)	1,000 SF	4 PS	SHARED
<b>TOTAL LEASABLE FIRST FLOOR</b>	<b>7,900 SF</b>	<b>39 PS</b>	<b>SHARED</b>
<b>PROPOSED:</b>			
<b>FIRST FLOOR</b>			
TENANT C			
PROF. OFFICE (@4 PS / 1k)	1,600 SF	13 PS	SHARED
TENANT D			
PROF. OFFICE (@4 PS / 1k)	2,100 SF	9 PS	SHARED
<b>2ND FLOOR</b>			
TENANT D			
PROF. OFFICE (@4 PS / 1k)	1,000 SF	8 PS	SHARED
TENANT E			
PROF. OFFICE (@4 PS / 1k)	1,700 SF	8 PS	SHARED
<b>TOTAL LEASABLE</b>	<b>7,400 SF</b>	<b>30 PS</b>	<b>SHARED</b>
<b>TOTAL PARKING REQUIRED</b>	<b>15,300 SF</b>	<b>69 PS</b>	<b>69 PS</b>
1ST FLOOR COVERED PATIO**	150 SF	N/A	N/A
BALCONY TENANT D**	150 SF	N/A	N/A
2ND FLOOR TERRACE **	300 SF	N/A	N/A
COMMON AREA TENANT D*	900 SF	N/A	N/A
<b>TOTAL GROSS AREA OF BUILDING</b>	<b>16,800 SF</b>		

NOTES:  
 \* COMMON AREA NOT INCLUDE IN THE PARKING CALCULATION, STAIR AREA WAS NOT COUNTED.  
 \*\* THE BALCONY AND TERRACE AREAS ARE RESERVED FOR EMPLOYEES ONLY AND DO NOT REQUIRE PARKING. HOWEVER, NEED CONFIRMATION FROM CITY OF SUGAR LAND REGARDING BALCONY/ TERRACE PARKING REQUIREMENTS