Bellaire Site Conceptual Site Perspective

PARKING TOTAL: 368
MOB ADA SPOTS: 8
RETAIL ADA SPOTS: 2

MOB SF: 93,200 SF
L 1: 6,600 SF
L 2: 35,700 SF
L 3: 50,900 SF

RETAIL SF: 10,000 SF
BLDG 1: 5,000 SF
BLDG 2: 3,100 SF
BLDG 3: 1,900 SF

PERMEABLE SURFACES: 43,820 SF
GREEN SPACE: 15,800 SF
SIDEWALKS: 12,220 SF
SURFACE PARKING: 15,800 SF

SCALE: 1" = 60'

Bellaire Site Site Plan

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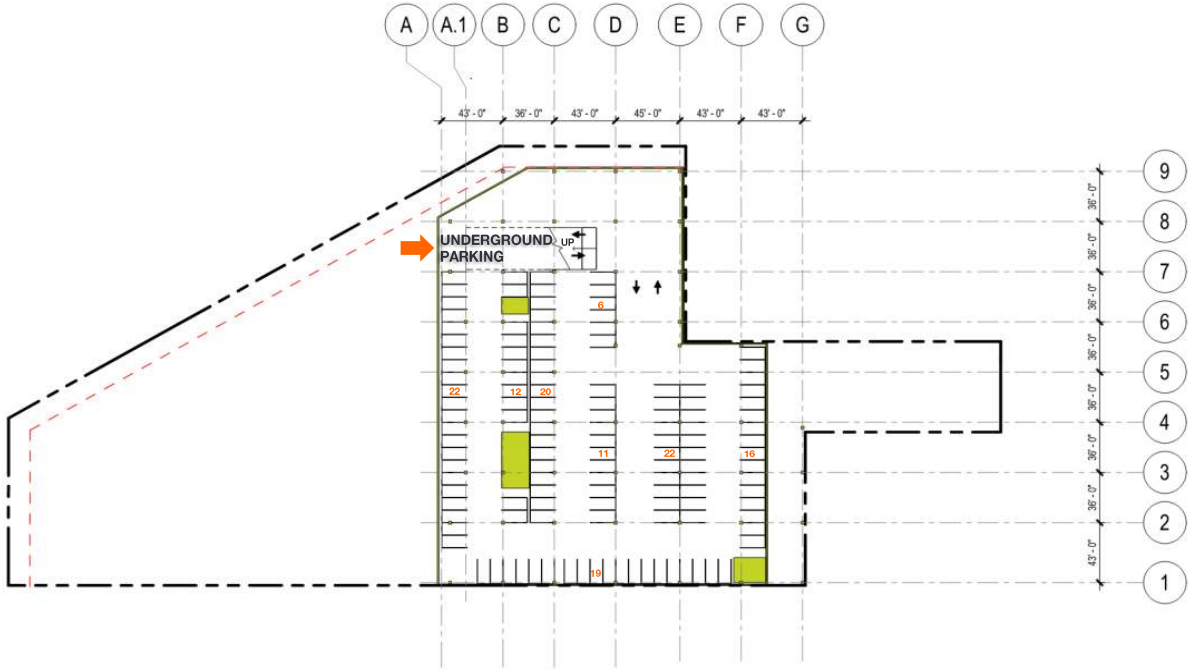
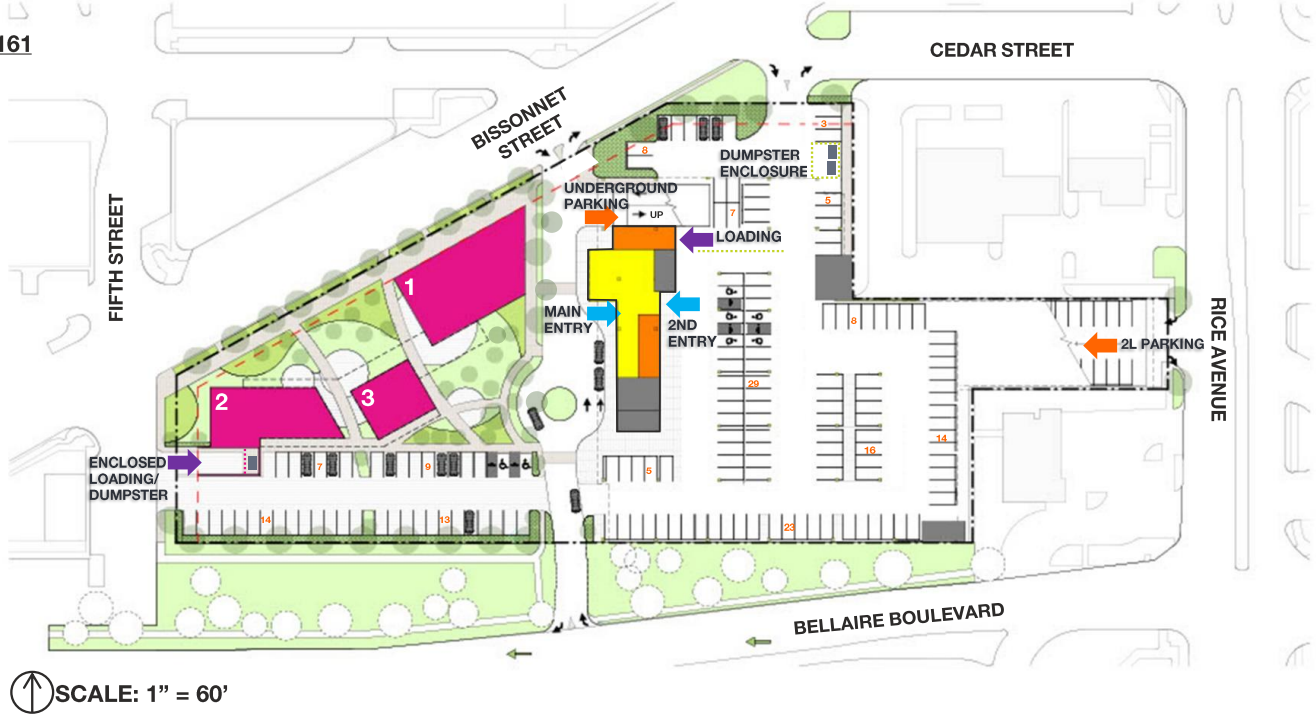
BASEMENT PARKING
TOTAL: 128



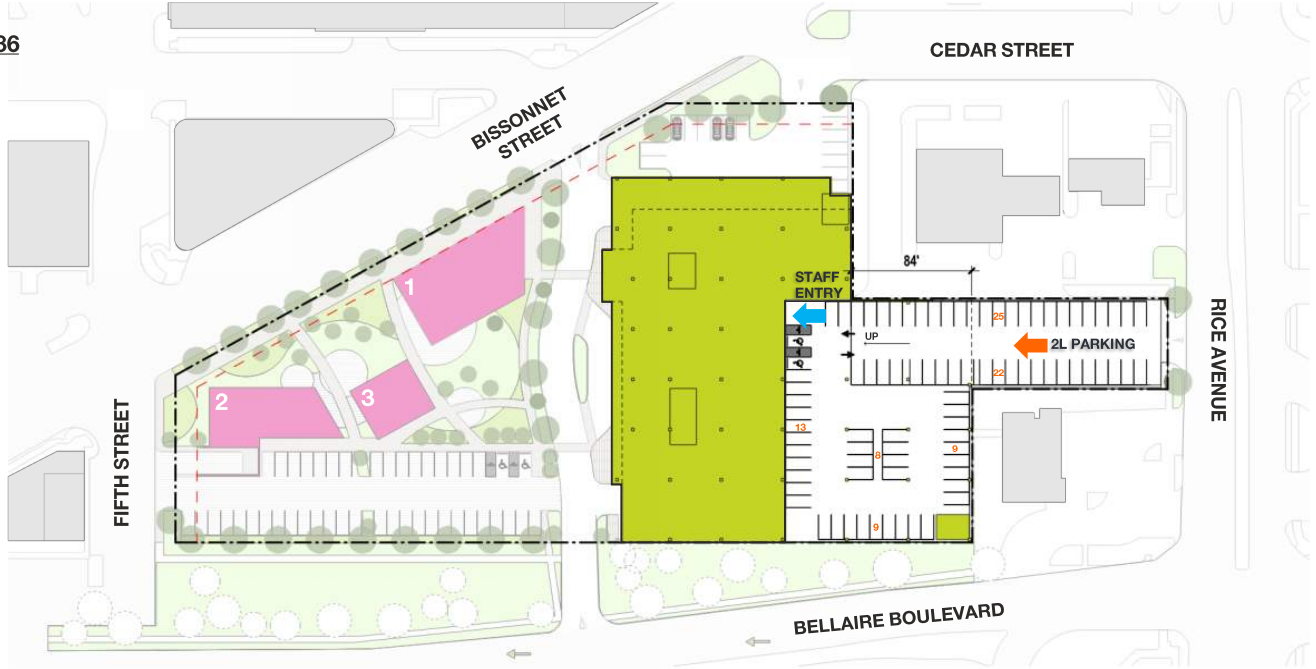
SCALE: 1" = 60'

Bellaire Site *Basement Level Plan*

GROUND FLOOR
PARKING TOTAL: 161



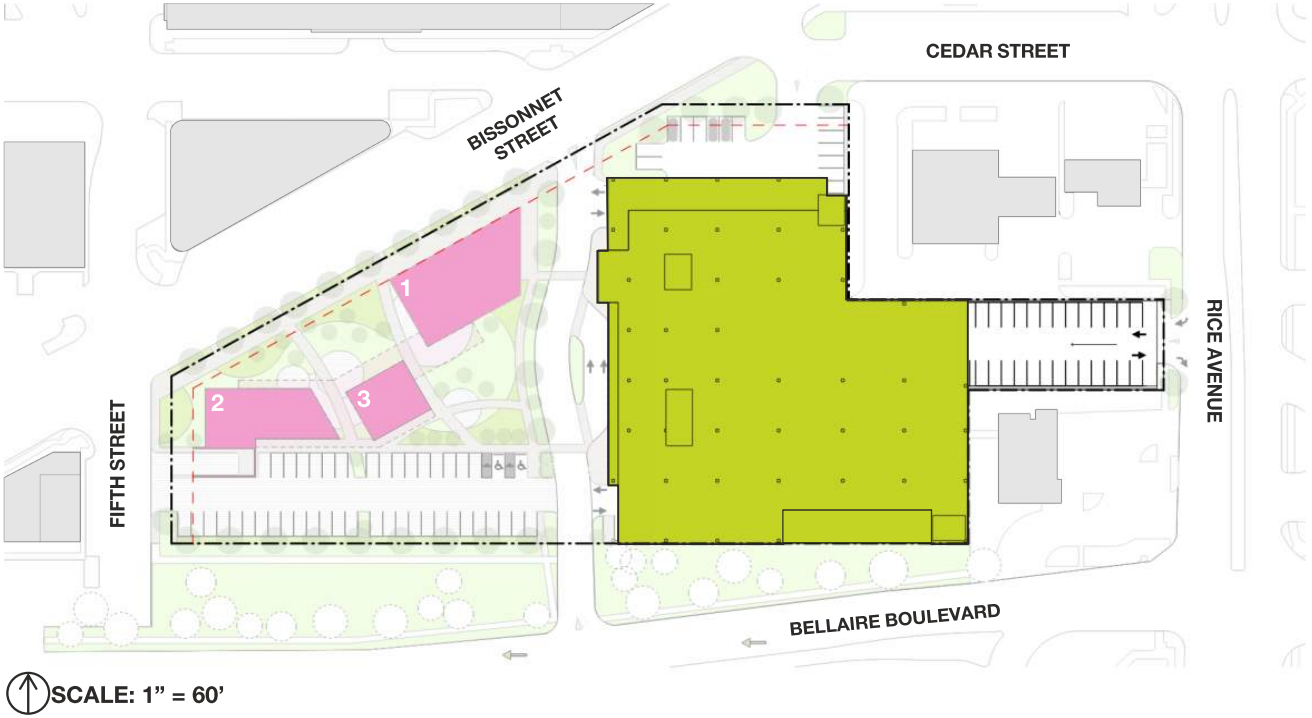
SECOND FLOOR
PARKING TOTAL: 86



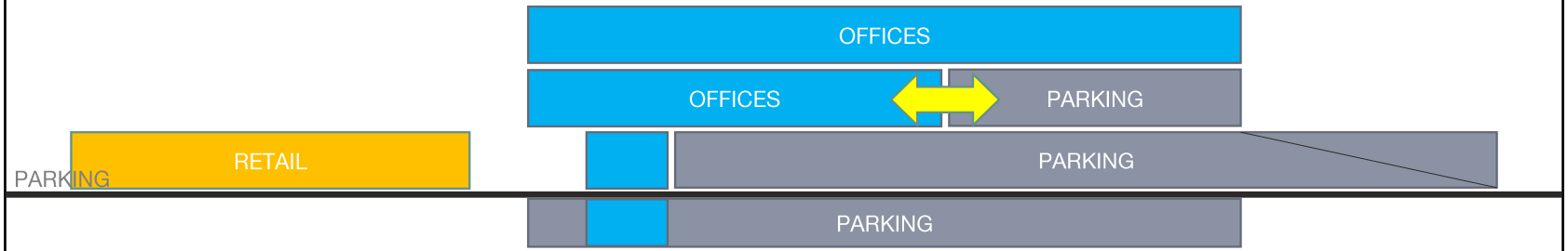
SCALE: 1" = 60'

Bellaire Site *Second Floor Plan*

THIRD FLOOR



Bellaire *Third Floor Plan*



Bellaire Site Site Section

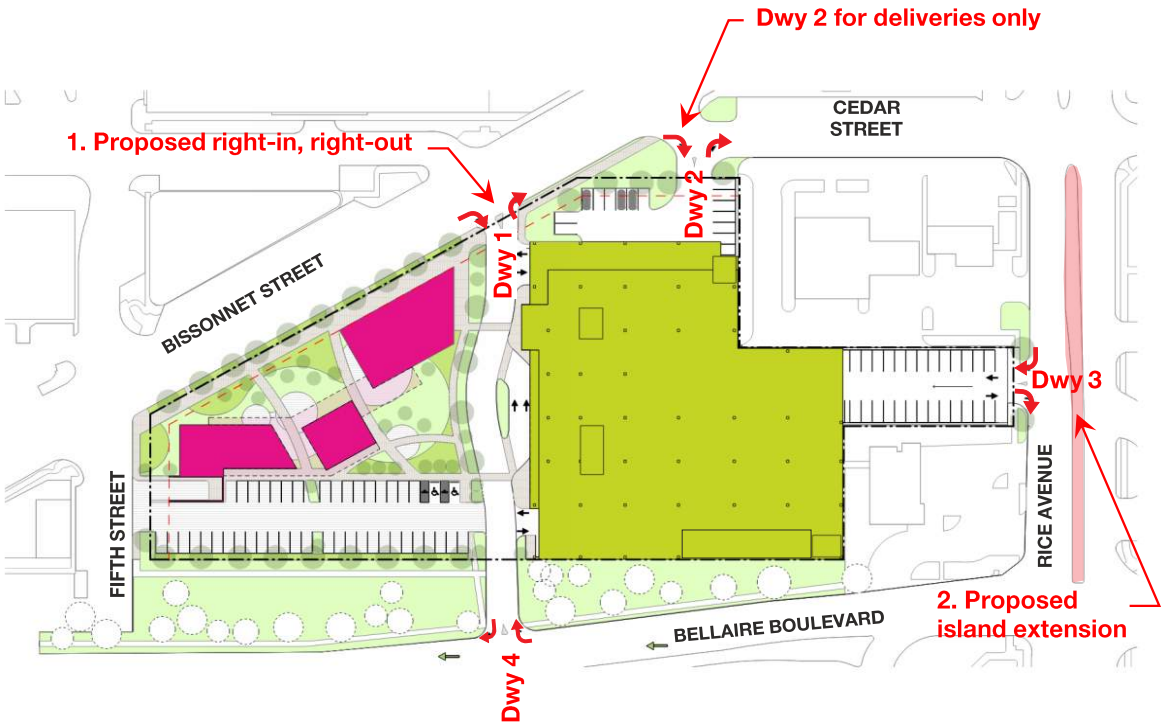
MOB + ground floor retail *(excludes parking sf)* *93,200 GSF MOB + 10,000 GSF retail*		
Site Area (acres)		3.187
Site Area (sq ft)		138,815
Building Height	**55' max**	3 stories
MOB Building Area (gsf)		93,200
General Retail (gsf)		10,000
Parking Area (gsf)		N/A
Total Development		103,200
FAR Ratio		0.74
Landscape Area + permeable cover (sf)		43,820
Impervious site coverage (sf)		94,995
Impervious site cover %		0.68

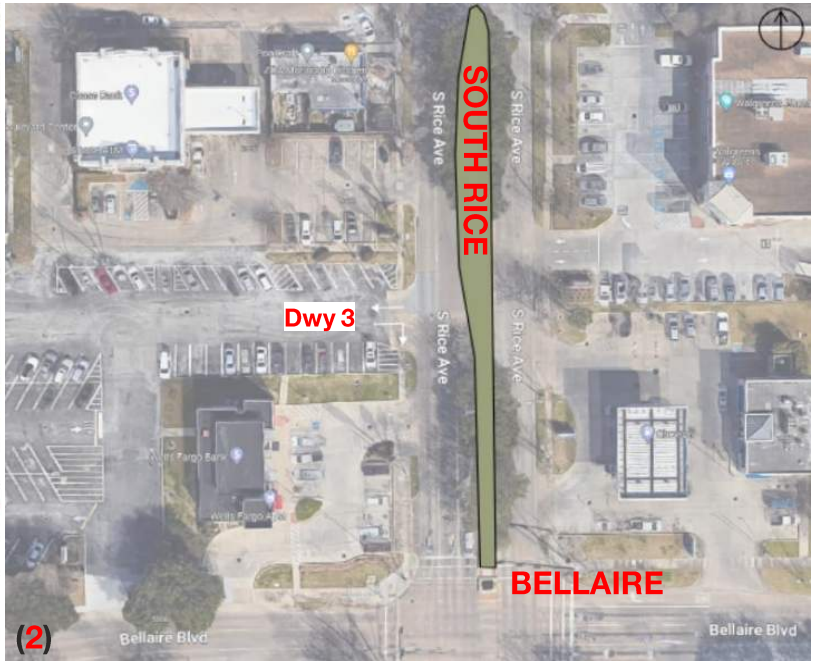
Bellaire Site FAR calculations

Bellaire Site Existing Traffic Control Devices Required Data

TRAFFIC STUDY SUMMARY

- New MOB will not create reduced levels of service at any of the surrounding intersections around the site studied.
- Walter P Moore recommends a right turn in/out at both ends of the access drive that connects Bissonnet & Bellaire. (1)
- Walter P Moore recommends a left-turn lane into the site when travelling north along Rice (to improve access to the staff entry on the east side of the site. (2)





Bellaire Site Traffic Analysis Suggested Improvements