1311 SOUTH ERVAY

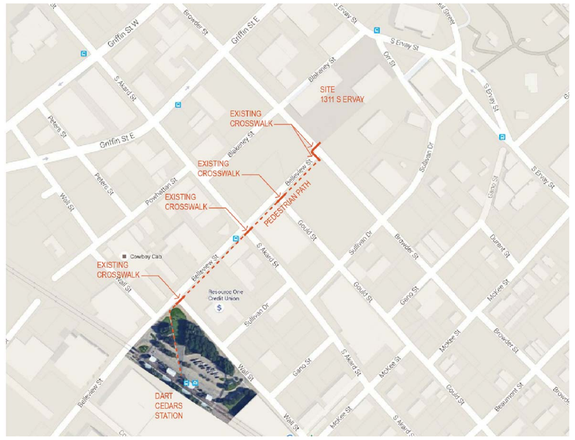
FOUR CORNERS BREWING

Dallas, Texas 75231

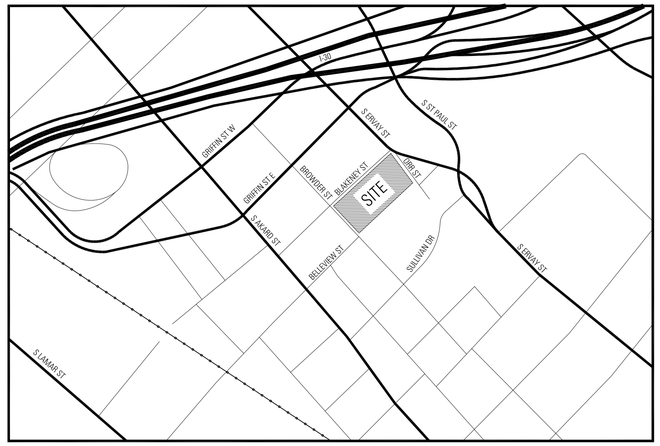
Architect

OGLESBY•GREENE

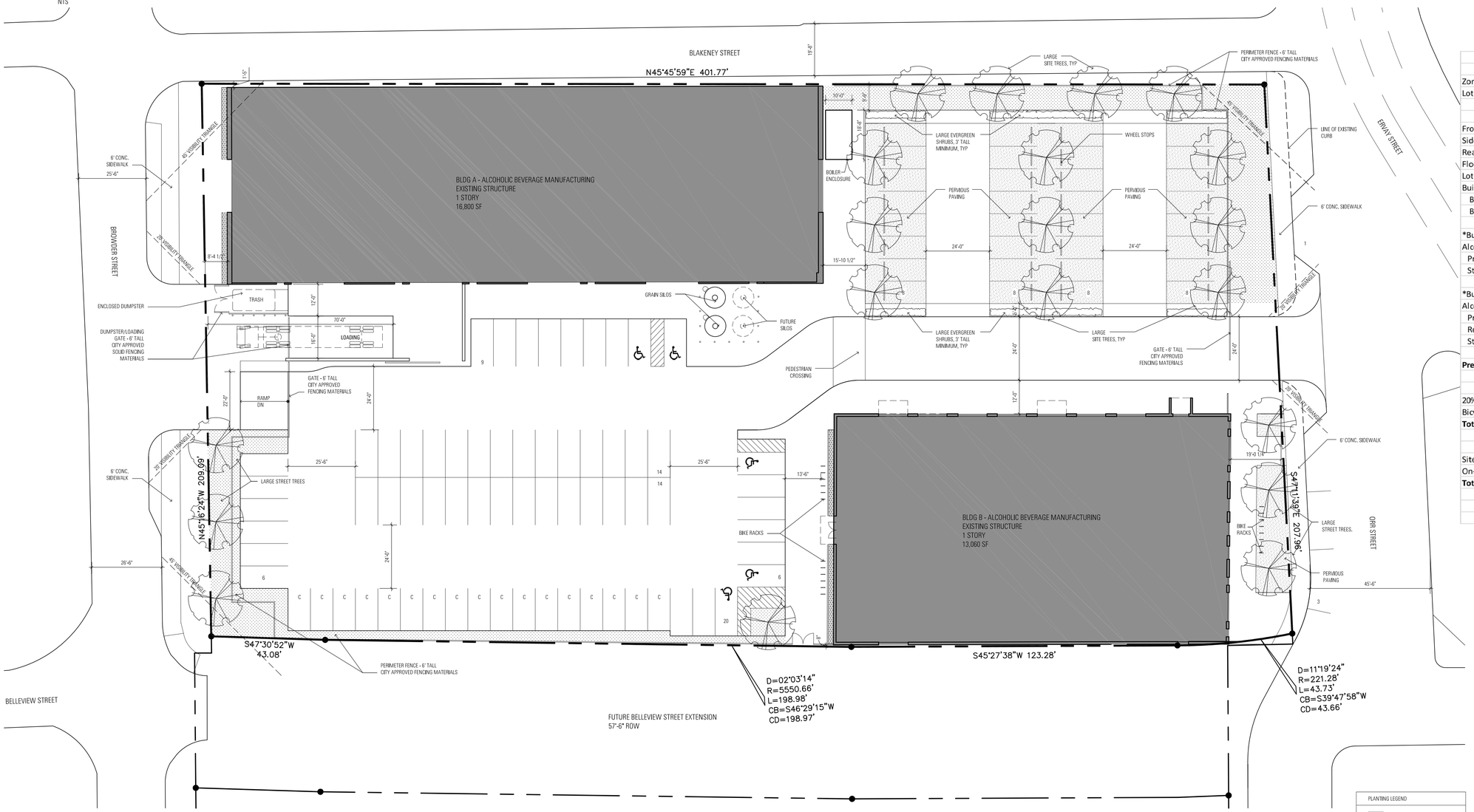
1925 San Jacinto
Dallas, TX 75201
214.954.0430 vc.



03 **PEDESTRIAN TRANSIT ACCESS**
NTS



02 **VICINITY MAP**
NTS



01 **1311 S ERVAY - SUP SITE PLAN**
1" = 20' - 0"

Site Information		
Zoning: PDD 317 Subdistrict 2B		
Lot Area: 85,885 Sq.Ft. (1.97 AC)		
Yard, Lot and Space Regulations		
Front Yard Setback: 0'		
Side Yard Setback: 0'		
Rear Yard Setback: 0'		
Floor Area Ratio: 0.31:1		
Lot Coverage: approximately 35%		
Building Height:		
Building A: 40'		
Building B: 24'		
Parking		
*Building A:		
Alcoholic Beverage Manufacturing - 16,800 sq. ft.		
Production Area - 11,760	1:600	20
Storage - 5,040	1:1000	5
*Building B:		
Alcoholic Beverage Manufacturing - 13,060 sq. ft.		
Production Area - 1,610 sq. ft.	1:600	3
Retail Sales and Seating - 11,000 sq. ft.	1:100	110
Storage - 450 sq. ft.	1:1000	0
Preliminary Parking Required		138
Parking Reductions		
20% DART Reduction		-28
Bicycle Parking Provided	54 spaces	-5
Total Parking Required		105
Parking Provided		
Site Parking		101
On-Street Parking		4
Total Parking Provided		105

PLANTING LEGEND
- GROUND COVER
- VINES
- PERVIOUS GRAVEL PAVING

CASE NUMBER: Z156-127

02 • 10 • 16