

PROPOSED RE-ZONING PLAN
ZONING PD 468 OAK CLIFF GATEWAY SUB DISTRICT C - WMU-3

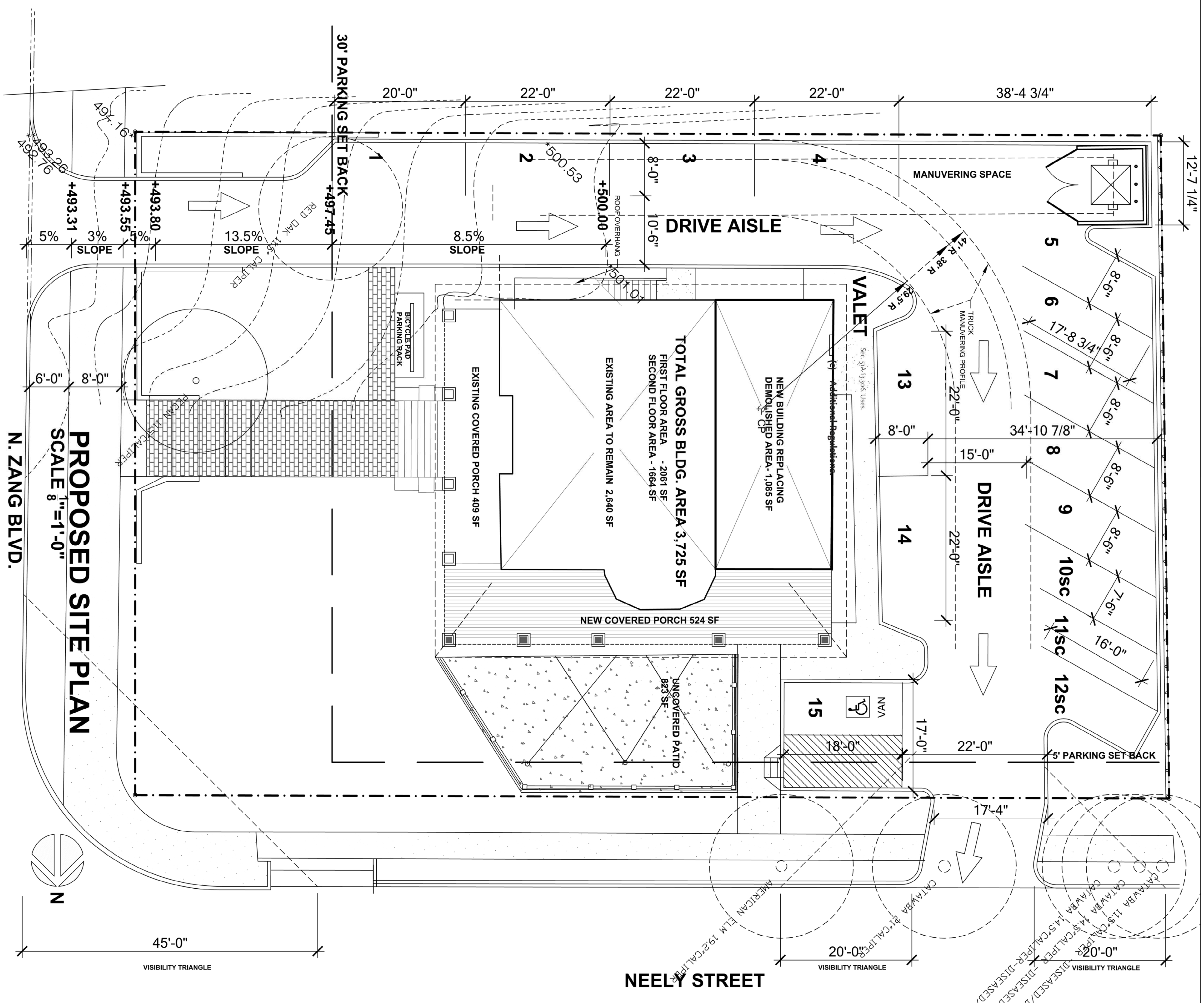
BUILDING AREAS- (INCL PORCHES)
TOTAL GROSS BUILDING AREA 3,725 SF

COVERAGE - (INCL. PORCHES)
SITE AREA 15,839 SF
NEW BUILDING COVERAGE 3,085 SF (19.4%)

PARKING REQUIREMENTS

GROSSAREA	3,725 sf.	@ 1space:175sf	= 21 spaces
5% TROLLEY PROXIMITY CREDIT		= -1space	= -5spaces
25% LEGACY BUILDING REDUCTION			= 0 spaces
COVERED OUTDOOR SEATING	930 sf.	SEE *	= 0 spaces
COMBINED COVERED/UNCOVERED	1860 sf.	SEE **	= 0 spaces
OUTDOOR SEATING			= 0 spaces
TOTAL BASE PARKING REQUIRED			= 15 SPACES
TOTAL PARKING PROVIDED			15 SPACES

* OUT DOOR COVERED - 25% INDOOR CREDIT REDUCTION = 3725 x 25% = 931 SF
 ** COMBINED OUTDOOR COVERED AND UNCOVERED REDUCTION - 50% CREDIT REDUCTION = 3725 x 50% = 1863 SF



PROPOSED SITE PLAN
 SCALE 1/8"=1'-0"

N. ZANG BLVD.

NEELY STREET

RE-ZONE	SHEET NUMBER A2	MAYORS HOUSE 635 ZANG BLVD.	JIM LAKE COMPANY	FARRELL architects david@farrellarchitects.com
	PLAN NUMBER			
	CHECKED BY:			
	DATE: 071017			
DRAWN BY:				