



Wilder Belshaw Architects
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Project Owner:



1900 AIRPORT FREEWAY
BEDFORD, TX 76022

Issues and Revisions:

No.	Date	Issues
1	21 Sept. 2015	
2	08 Oct. 2015	
3	06 Nov. 2015	
4	17 Nov. 2015	
5	17 Dec. 2015	

ZANG

Magnolia Properties

Dallas, Texas

Wilder Belshaw Project No.: 1505

Drawing Name:

Sheet Number:

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Site Data

Land Area: 68,954.14 SF / 1.5829 acres
 Uses: Multifamily, Office, Restaurant
 Floor Area: Existing legacy building: 14,700 SF
 Multifamily
 New Construction- 46,236 SF
 Renovation - 5,800 SF
 Office - 2,500 SF
 Restaurant - 3,000 SF

Lot Coverage: 35% current (80% Maximum allowable)
 Setbacks: Zang Blvd: Northernmost 100' on Zang is 20' setback; remaining frontage along Zang Blvd is 5 FT MIN., 15 FT MAX.
 6th St. : 5 FT MIN., 15 FT MAX.
 5th St. : 15 FT MIN.
 Elsbeth St. : 20 FT, 100 FT for non residential
 * Encroachments are permitted in setback per 51P-468.109(d)(1)(E) *

Height: Maximum 3.5 stories
 50' max. in Height

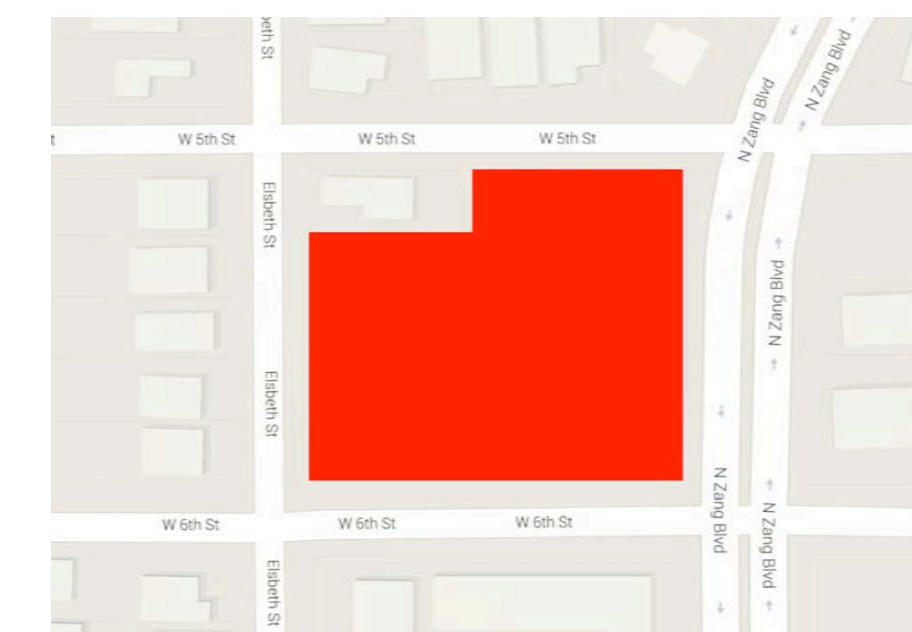
Density: New Construction: 50 Units
 Renovation: 15 units

Parking: Multifamily
 New Construction
 1 Space(s) per Bedroom = 52 spaces req'd
 Legacy Building:
 Multifamily Renovation
 1 Space(s) per Bedroom = 15 spaces req'd with parking reductions (25%) = 12 spaces
 Restaurant 1 : 100 SF = 30 spaces with parking reduction (25%): 23 req'd
 Office 3 : 1,000 SF = 9 spaces with parking reduction (100%) = 0 spaces req'd

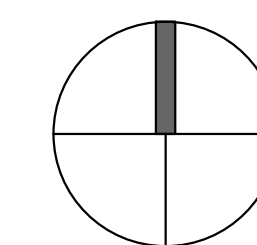
Total required parking: 87 spaces
 Total provided Off-street parking: 75 spaces
 Total On-street parking: 16 spaces

Parking within 100' of Elsbeth Street is for Residential Use Only

Open Space: 8% requirement = 5,516 SF
 50% Off-site - Lake Cliff Park, less than 1/4 mile walking distance
 50% On-site - 2,758 SF provided



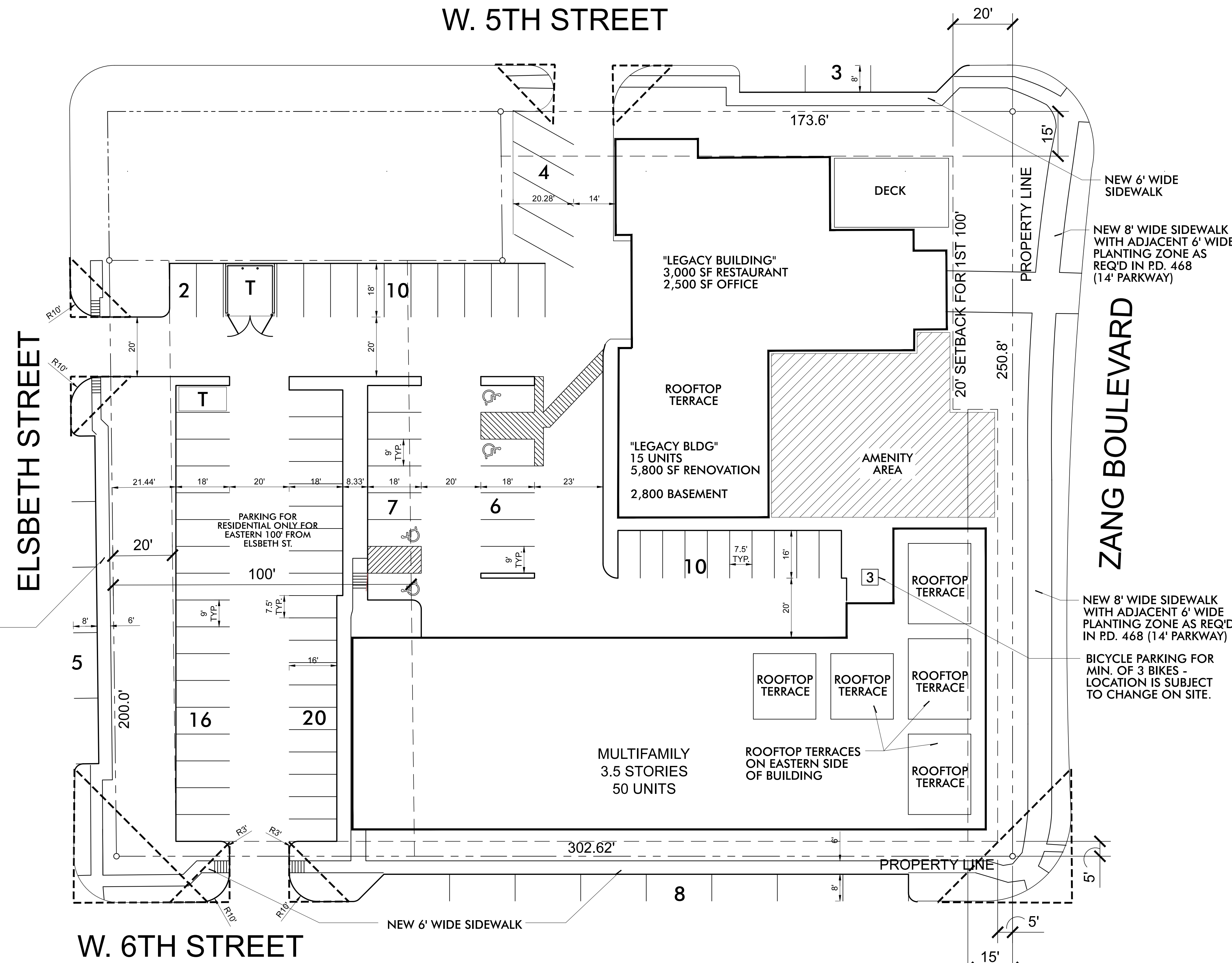
09 VICINITY PLAN
NOT TO SCALE



NORTH

DEVELOPMENT PLAN
D145-039

W. 5TH STREET



07 DEVELOPMENT PLAN

SCALE: 1" = 20'-0"