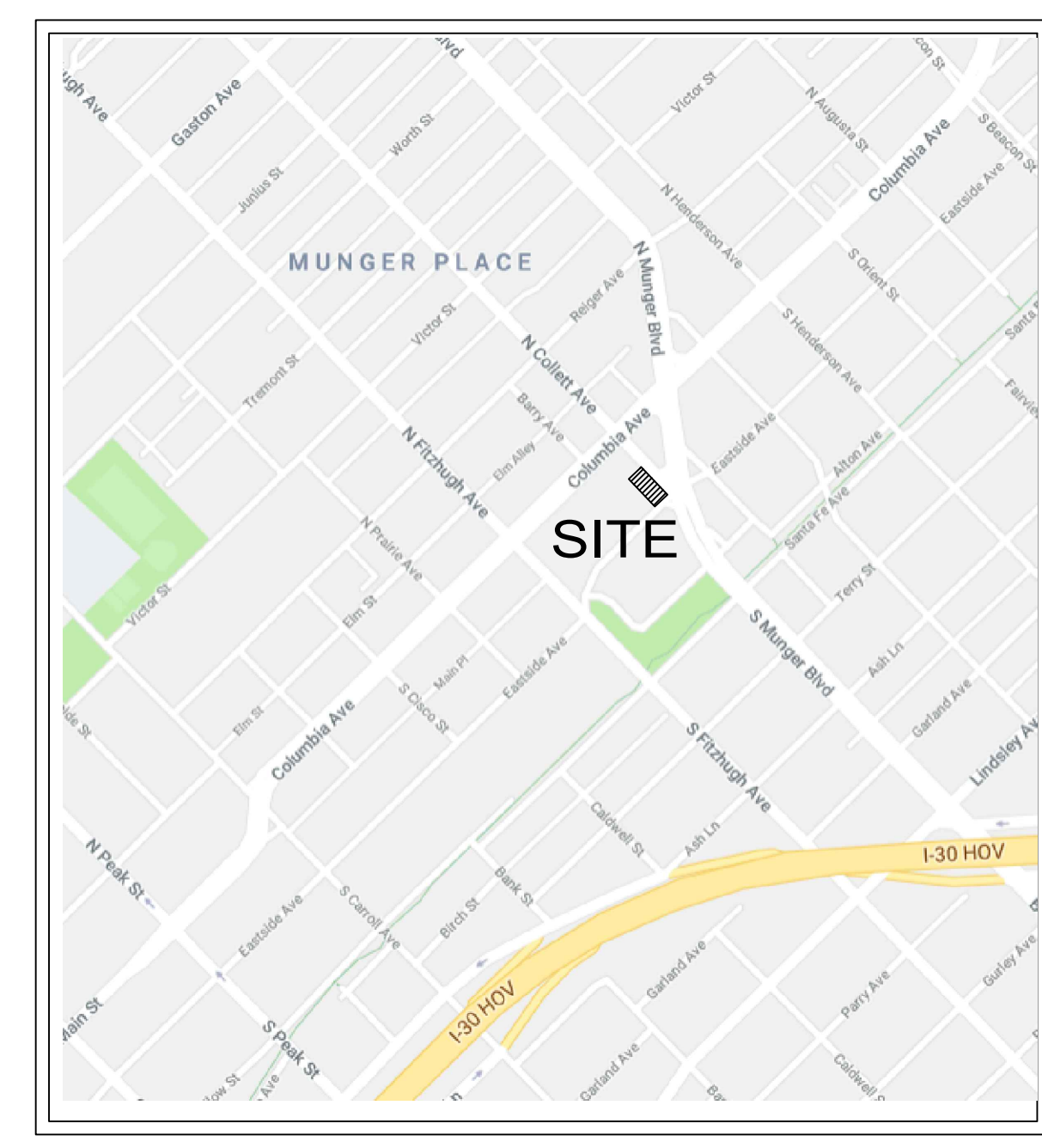


02/26/2019  
PROJECT NUMBER  
CASE NUMBER

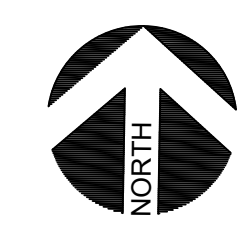
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4951 EAST SIDE AVE.  
CITY OF DALLAS, TEXAS

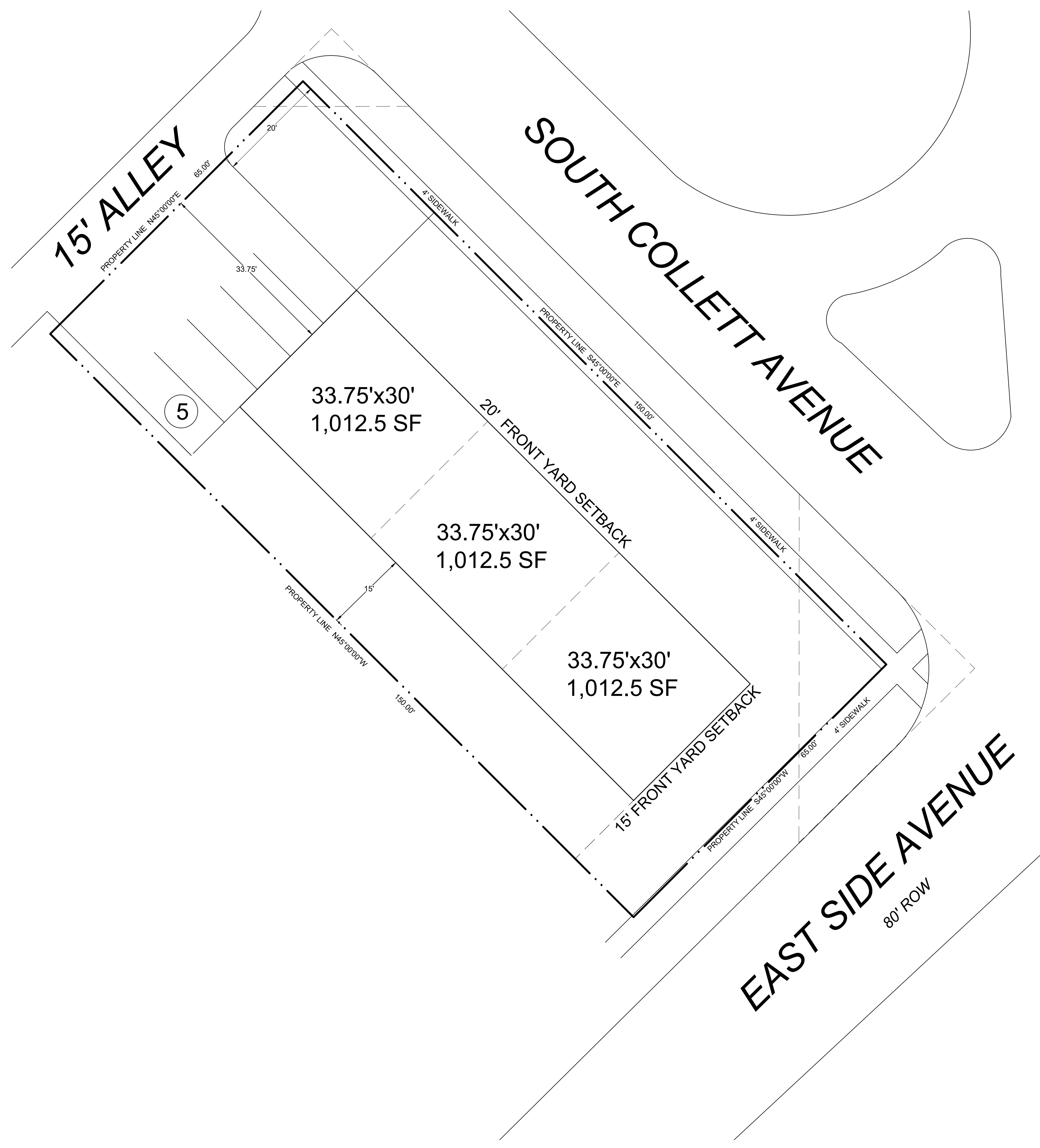


VICINITY MAP  
NTS



SITE DATA TABLE  
PLANNED DEVELOPMENT DISTRICT  
4951 EAST SIDE AVENUE

TOTAL SITE AREA	10,181 SF	0.233 AC
LAND USE	GROUND FLOOR RETAIL UPPER FLOORS MULTIFAMILY	
TOTAL FLOOR AREA (SF)	9,111	
SETBACKS		
	MIN.	PROVIDED
FRONT SETBACK: EAST SIDE	15 FT	15 FT
FRONT SETBACK: COLLETT	20 FT	20 FT
SIDE SETBACK: INTERIOR (RES. ADJ.)	15 FT	15 FT
SIDE SETBACK: ALLEY	NONE	33 FT
BULK STANDARDS		
	MAX.	PROVIDED
DWELLING UNIT DENSITY	20 WITH 2 USE CATEGORIES	3
FLOOR AREA RATIO: RETAIL	0.4	0.3
FLOOR AREA RATIO: RESIDENTIAL	1.8	0.6
TOTAL FLOOR AREA RATIO	1.0	0.9
BUILDING HEIGHT	120 FT	36 FT
BUILDING STORIES	5	3
LOT COVERAGE	80%	30%
PARKING (REMOTE)		
	REQ.	PROVIDED
PARKING: RETAIL (1:200)	15.20	5 ON-SITE, 13 REMOTE
PARKING: RESIDENTIAL (1:BEDROOM)	3	
TOTAL	18.20	



1 SITE PLAN  
SCALE: 1" = 10'-0"

