SITE/BUILDING ACCESS LEGEND

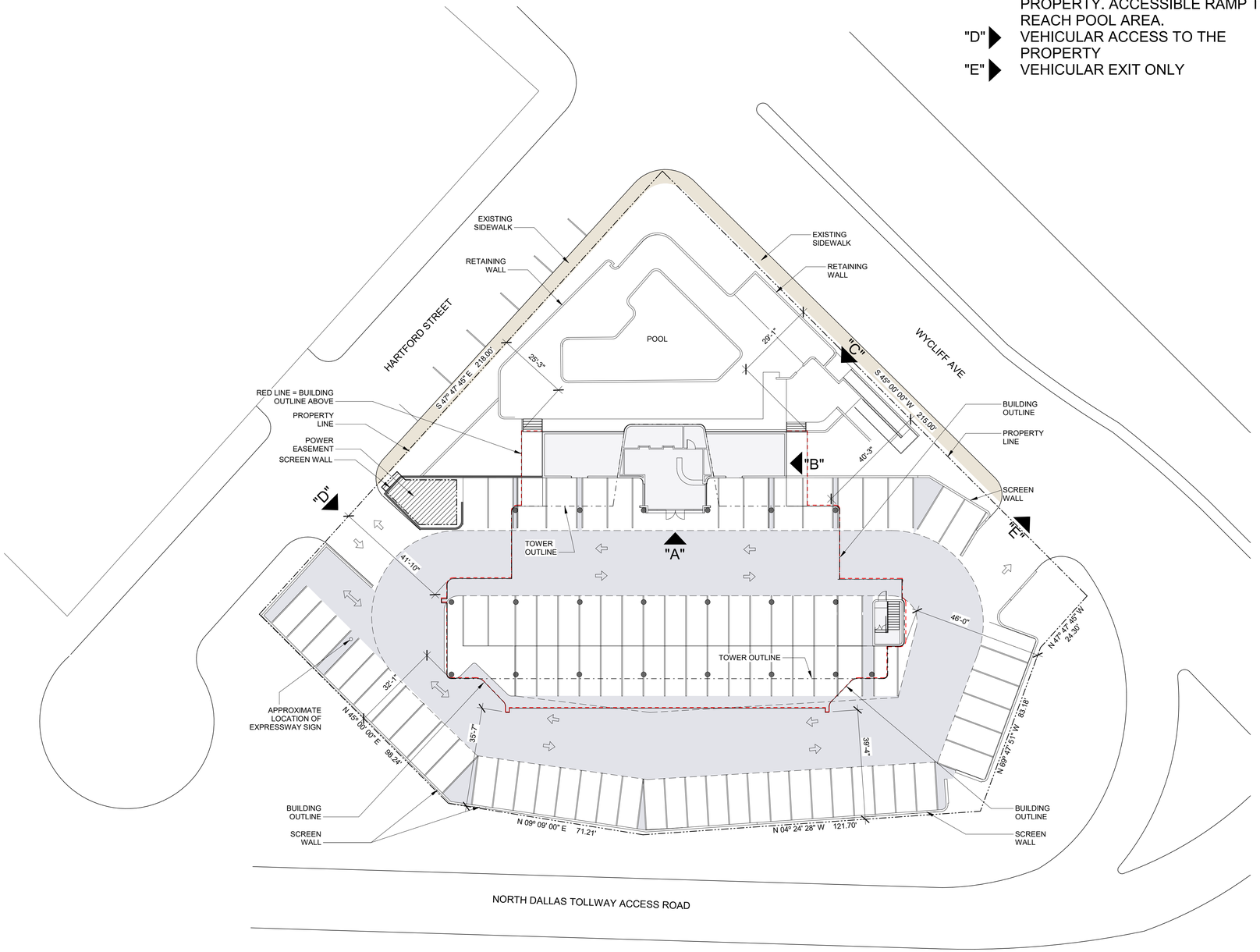
"A" ▶ MAIN ENTRANCE TO THE BUILDING AT ELEVATOR LOBBY. PARKING LOT LEVEL, NO STAIRS REQUIRED TO ENTER BUILDING.

"B" ▶ PEDESTRIAN ENTRANCE TO THE BUILDING AT LEVEL 1 LOBBY. SMALL SET OF STAIRS TO REACH MAIN ENTRY DOOR.

"C" ▶ PEDESTRIAN ACESS TO THE PROPERTY. ACCESSIBLE RAMP TO REACH POOL AREA.

"D" ▶ VEHICULAR ACCESS TO THE PROPERTY

"E" ▶ VEHICULAR EXIT ONLY

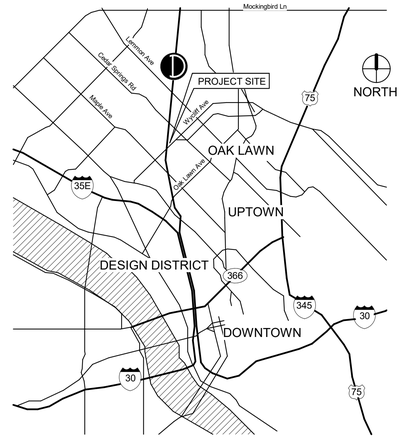


1 DEVELOPMENT PLAN_Image
1" = 20'-0"

ZONING NOTES - CURRENT

DISTRICT:	PD-193 (O-2)
FRONT SETBACK:	20 FEET
SIDE SETBACK:	10 FEET
REAR SETBACK:	10 FEET
MAX LOT COVERAGE:	75%
MAX STRUCT HEIGHT:	240 FEET
MAX F.A.R.:	4:1

VICINITY MAP



OVERALL SITE DATA

SITE AREA:	41,485 SF
FLOOR AREA RATIO:	1.21 : 1
LOT COVERAGE:	41%
EXISTING ZONING:	PD 193 (O-2)
EXISTING HEIGHT:	81 FT

PARKING BY USE

HOTEL:
77 UNITS (0.5 SPACES PER 1 UNIT)
77 X 0.5 = 38.5
SPACES REQUIRED = **39**

OFFICE SPACE:
1,070 SF (1 SPACE PER 366)
1,070 SF/366 = 2.9
SPACES REQUIRED = **3**

RESTAURANT:
4,335 SF (1 SPACE PER 100)
4,335 SF/ 100 = 43.35
SPACES REQUIRED = **43**

TOTAL PARKING SPACES REQUIRED = **85**

TOTAL PARKING SPACES PROVIDED = **87**

NORTH

Bush ARCHITECTS
1800 VALLEY VIEW LN, STE 400
FARMERS BRANCH, TX 75234
PHONE 469-857-3151

2801 Wycliff Ave

2801 WYCLIFF AVE I DALLAS
, TX 75219

TRUE NORTH

ISSUE LOG

NO.	DESCRIPTION	DATE

PROJECT NO: 19-116
ISSUED FOR:
CHECKED BY:
DATE: 08.11.2020

DEVELOPMENT PLAN | **SHEET** DP2