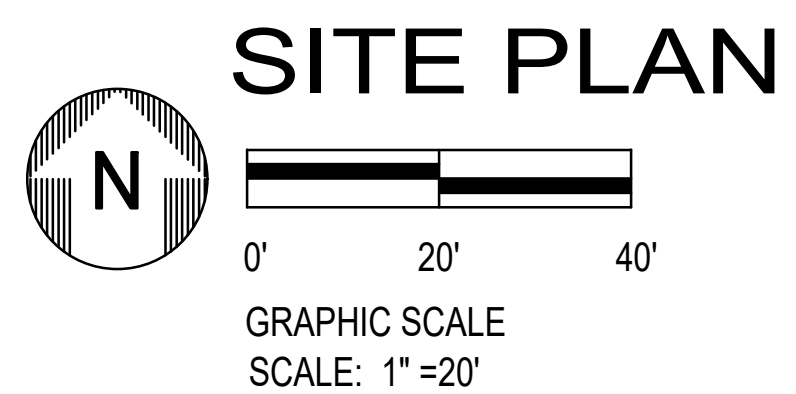
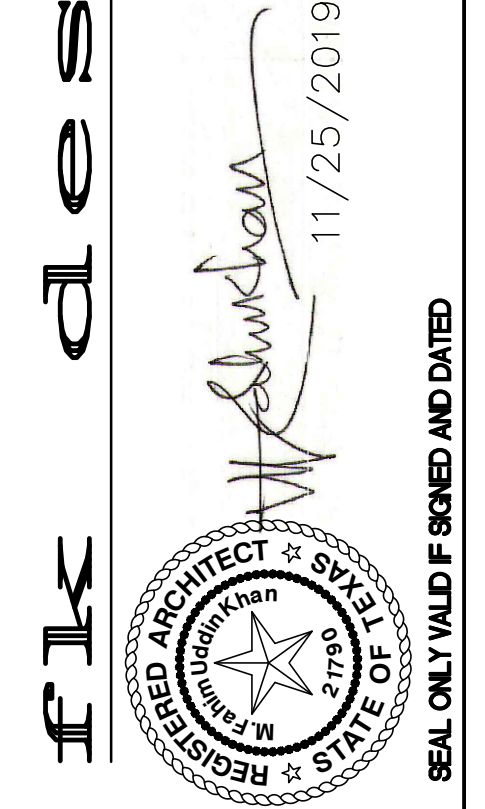


MCCREE ROAD



<b>ZONE</b>	CS
<b>TYPE</b>	A-ASSEMBLY
<b>STORY</b>	2
<b>MAX HEIGHT</b>	39'
<b>LOT AREA</b>	140,226 SFT (3.22 ACRES)
<b>BUILDING FOOTPRINT AREA</b>	19,929 SFT
<b>FLOOR AREA</b>	18,970 SF
FIRST FLOOR:	
BANQUETTE HALL: 16,170SF	
DANCE FLOOR: 2,800SF	
MEZZANINE FLOOR:	
VIP LOUNGE FLOOR: 3,200SF	
<b>TOTAL FLOOR AREA:</b>	<b>22,170 SF</b>
<b>PARKING</b>	
PARKING RATIO (FOR BANQUETTE HALL AND LOUNGE FLOOR)	1 PARKING SPACE PER 100 SF
PARKING RATIO (FOR DANCE FLOOR OF 2,800SF)	1 PARKING SPACE PER 25 SF
<b>REQUIRED PARKING (FOR BANQUETTE HALL AND LOUNGE AREA)</b>	<b>193.70 SPACES</b>
<b>REQUIRED PARKING (FOR DANCE FLOOR)</b>	<b>112 SPACES</b>
<b>TOTAL REQUIRED PARKING</b>	<b>306 SPACES</b>
REGULAR CAR PARKING	219
COMPACT CAR PARKING	87 SPACES (28.43%)
<b>TOTAL PARKING PROVIDED</b>	<b>306 SPACES</b>
TOTAL BIKE PARKING REQUIRED IS 12.	
TOTAL PARKING SPACE PROVIDED 12	
<b>IMPERVIOUS AREA</b>	
IMPERVIOUS AREA (including building, pavement, parking sidewalk & dumpster area)	121,074 SFT
IMPERVIOUS AREA RETIO	86.34%

**FK DESIGN**  
400 chisholm place  
suite 410  
plano, texas 75075  
972-424 1325 (w)  
469-259-9322 (c)  
fahim2589@aol.com  
web: fk-architect.com



**JNF ASSOCIATES**  
12200 FORD RD A#270, DALLAS TX 75234  
214-908-1139  
JNFASSOCIATES.COM  
J.NF.ASSOCIATES@GMAIL.COM

Original Date:  
MAY 08, 2017  
Issue Log

ISSUED FOR PERMIT	06/25/2019
ISSUED FOR CONSTRUCTION	06/25/2019
CITY COMMENTS	07/03/2019
CITY COMMENTS	07/08/2019
CITY COMMENTS	10/08/2019
CITY COMMENTS	11/21/2019

DRAWN BY: KR  
CHECKED BY: KR  
COPYRIGHT

**CLUB AZUL**  
SHELL AND INTERIOR FINISH OUT  
12122 MCCREE ROAD  
DALLAS, TEXAS

This document, whether in hard copy or machine readable format, is copyrighted and an instrument of service in respect to the project for which it was prepared. This document is not intended as a contract for any part of any other project. Any reuse, including copying and/or modifying the document, without written permission from FK Design for the specific purpose intended is a violation of federal copyright law. Unauthorized use of this material may result in civil and/or criminal penalties.

Sheet Number:  
**A100**  
Project Number:  
17-029