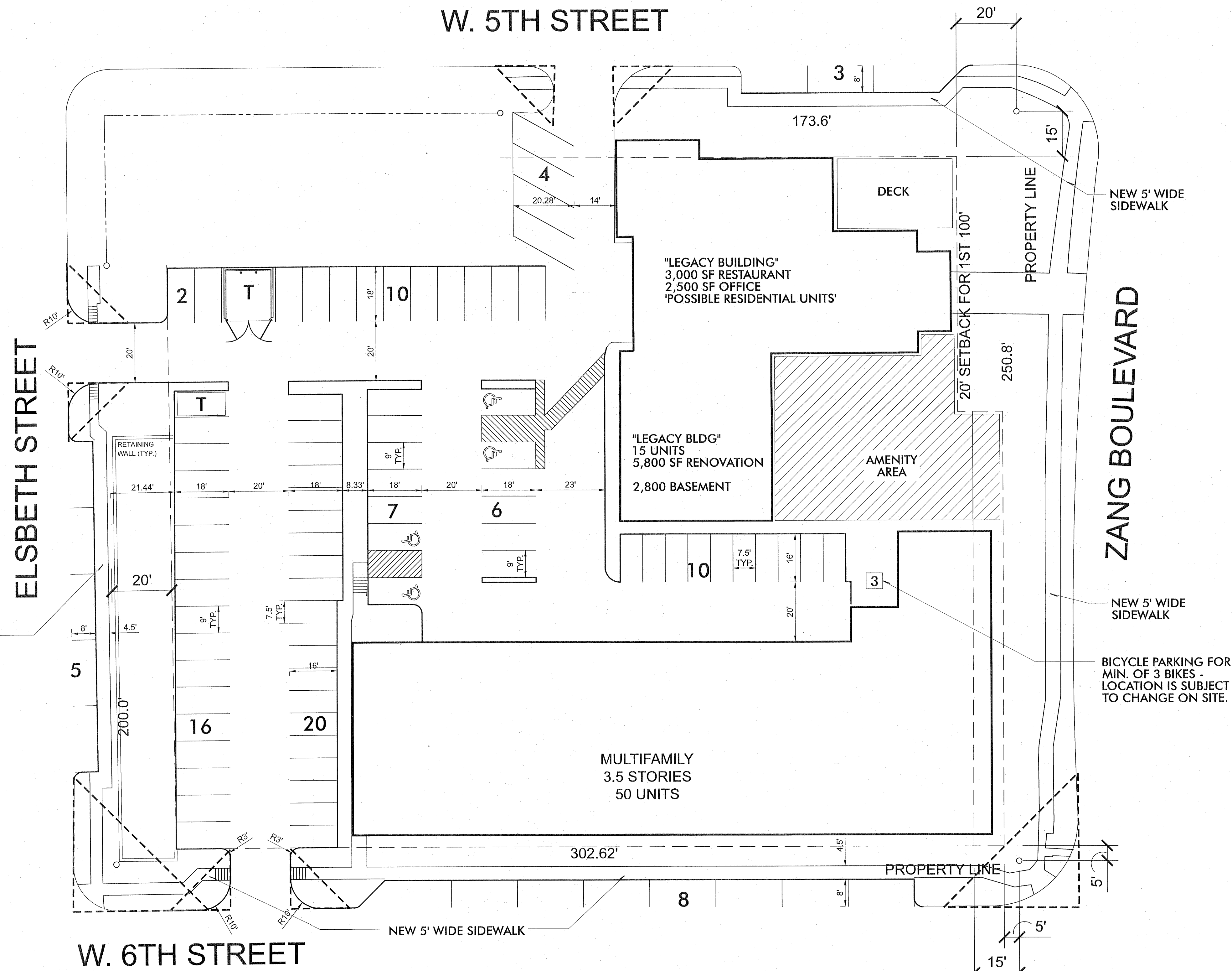


07 DEVELOPMENT PLAN

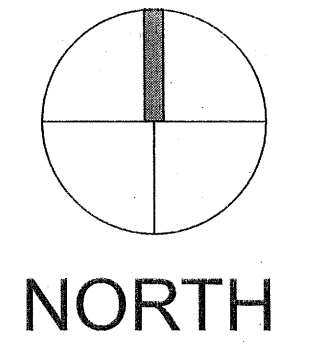
SCALE: 1" = 20'-0"



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 : 200 SF = 15 spaces with parking reduction (25%): 12 req'd
	Office 3 : 1,000 SF = 9 spaces with parking reduction (100%) = 0 spaces req'd
	Total required parking: 76 spaces
	Total provided Off-street parking: 75 spaces
	Total On-street parking: 16 spaces
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



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Project Owner:



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Issues and Revisions:

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

ZANG
Magnolia Properties

Dallas, Texas
Wilder Belshaw Project No.: 1505

Drawing Name:

Sheet Number:

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DEVELOPMENT PLAN
D145-039