

SITE DATA SUMMARY TABLE

SITE AREA: 71,636 S.F. (1.645 ACRES)

LAND USE: MULTI FAMILY

SETBACKS

FRONT YARD SETBACK (NORTHWEST HIGHWAY)	15'-0" SETBACK
SIDE YARD SETBACK	NO SETBACK REQUIRED
REAR YARD SETBACK	NO SETBACK REQUIRED

BULK STANDARDS

BUILDING FOOTPRINT - S.F.	42,750 S.F.
LOT COVERAGE (ALLOWABLE) - %	80%
LOT COVERAGE (ALLOWABLE) - S.F.	57,309 S.F.
LOT COVERAGE PROVIDED - %	60%
LOT COVERAGE PROVIDED - S.F.	42,982 S.F.

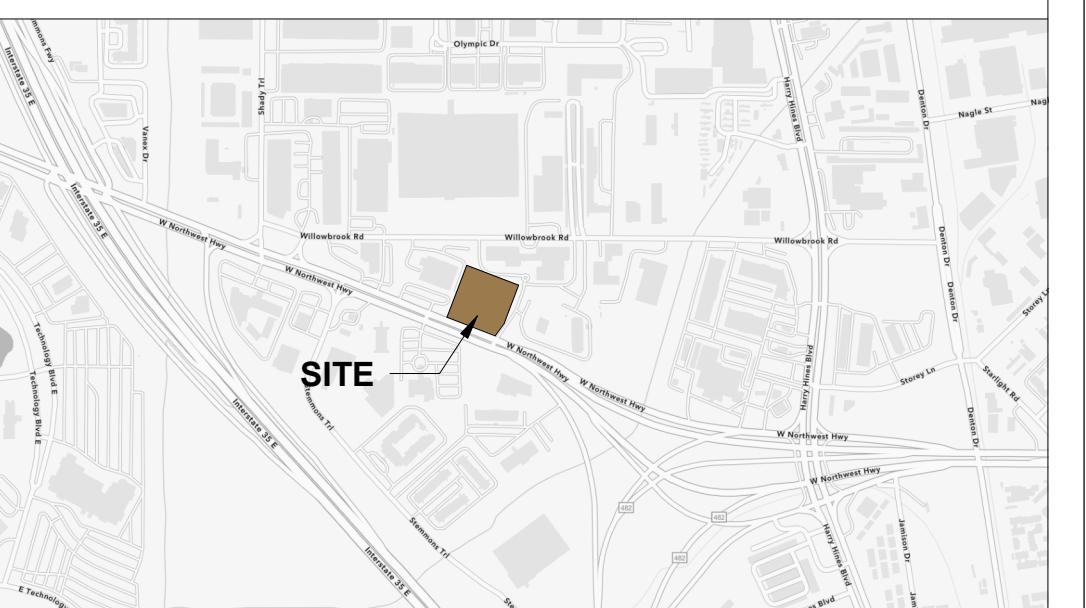
PARKING REQUIREMENTS

PARKING SPACE (TYP.)	9'-0" WIDE x 18'-0" LONG
GARAGE / CONDO UNITS	1 ENCLOSED PARKING SPACE PROVIDED PER UNIT
PARKING SPACES REQUIRED	<p>1/2 SPACE PER UNIT REQ'D. + 10% OF REQ'D PARKING SPACES WHICH MUST BE RESERVED FOR GUEST PARKING:</p> <p>.5 x 34 = 17 SPACES 17 x .10 = 1.7 = 2 SPACES 17 + 2 = 19 SPACES REQ'D.</p>
PARKING SPACES PROVIDED	<p>1 ENCLOSED SPACE PER UNIT (1 x 34 = 34 PARKING SPACES)</p> <p>5 GUEST PARKING SPACES, ONE OF WHICH IS ACCESSIBLE</p> <p>34 ENCLOSED SPACES 4 STANDARD GUEST SPACES <u>1 ACCESSIBLE GUEST SPACE</u></p> <p>39 PARKING SPACES TOTAL</p>

LANDSCAPE REQUIREMENTS

SHALL COMPLY WITH PROVISIONS OF ARTICLE X LANDSCAPE REQUIREMENTS

VICINITY MAP



DREAM OUTFITTERS

2513 NORTHWEST HIGHWAY
DALLAS, TEXAS
NMDA PROJECT NO. 75207

claimer 1: NMDA's Contract Drawings are NOT intended to be used for Construction. NMDA's Contract Drawings are intended to illustrate the overall project design intentions and functional layout, as such, NMDA's drawings DOES NOT represent the local methods, Techniques and Means of Construction. Contractor shall use their own shop drawings and only use NMDA's Contract Drawings as reference to meet the design intent. The Local Architect Record is responsible for all final coordination with all relevant Consultants and Engineering Disciplines to ensure compliance with Local Building Safety, Codes and Regulations having jurisdiction over the Project's site.

claimer 2: All Fire Analysis Studies and Building Codes are to be
tified and approved by the Registered Local Architect of
ord for compliance with Local Building Safety, Codes and
ulations having jurisdiction over the Project's site.

claimer 3: All Structural, Mechanical, Electrical and Plumbing Layout Requirements are to be completed, verified and approved by the Local Registered Structural, Mechanical, Electrical and Plumbing Engineers for compliance with the Local Building Safety, Codes and Regulations having jurisdiction over the Project's site.

ISSUE DRAWING LOG

NO. ISSUE	DESCRIPTION	DATE 10/29/2025
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DESIGN PHASE

SHEET TITLE | NAME

DEVELOPMENT PLAN

SHEET NO. **CASE NUMBER:**
MZ-25-000024(TZ)

CASE NUMBER:
1Z-25-000024(TZ)