CODE PARKING ANALYSIS FOR

CO Address: 2404 Cedar Springs Road

2628 Maple Avenue (DCAD)

AS PER: City of Dallas - PD 193 BERETTA

(REQUIRES SPECIAL PARKING AGREEMENT)

USE	TENANT	SF (Floor plan)		CODE REFERENCE	@ 1 space /	BASE CODE REQ.	Morning	Noon	Afternoon	Late Afternoon	Evening
BAR AND RESTAURANT USES		**3398**	**GSF**	51P-193.107(i)		**33.98**	20%	100%	30%	30%	100%
Bar, Lounge, or Tavern		0	**GSF**	51P-193.107(i)(1)	100 SF of floor area	**0**	6.796	33.98	10.194	10.194	33.98
Restaurant w/o drive-in or drive-through service		3398	**GSF**	51P-193.107(i)(4)	100 SF of floor area	**33.98**					
	dining-interior	2059									
	dining- exterior, covered	0									
	restrooms	328									
	kitchen	1011									
PROFESSIONAL, PERSONAL SERVICE, AND CUSTOM CRAFTS USE		**0**	**GSF**	51P-193.107(j)		**0.00**	100%	80%	100%	85%	35%
Office		0	**GSF**	51P-193.107(j)(1)	366 SF of floor area		0.00	0.00	0.00	0.00	0.00
Bank or Savings and Loan Office		0	**GSF**	51P-193.107(j)(3)	366 SF of floor area						
Health Studio		0	**GSF**	51P-193.107(j)(7)	150 SF of floor area	**0.00**	45%	70%	55%	80%	100%
RETAIL USES		**9169**	**GSF**	51P-193.107(k)		**41.68**	60%	75%	70%	65%	70%
Retail-Downstairs		9169	**GSF**	51P-193.107(k)(1)	220 SF of floor area	41.68	25.01	31.26	29.17	27.09	29.17
	downstairs	5839									
	upstairs	3330									
		0	**GSF**	51P-193.107(k)(3)	220 SF of floor area	0.00					
Furniture Store		0	**GSF**	51P-193.107(k)(14)	550 SF of floor area	0.00					
SUBTOTAL		12567				**75.66**	**31.80**	**65.24**	**39.37**	**37.28**	**63.15**

	(w/o reductions)		(w/ time-of-day reductions)	
Parking Required (Not Including Variances or Other Potential Reductions)	**75.66**	PARKING SPACES REQUIRED PER CODE	**65**	PARKING SPACES REQUIRED PER CODE
Parking Supply (from aerial photography)	41	Parking Spaces Provided	41	Parking Spaces Provided
	-34.66	Potential Code Deficit	-24	Potential Code Deficit

note #1: parking supply includes 5 spaces off alley that may not be code compliant, since they do not provide the required maneuvering area within the property
note #2: parking supply includes up to 4 (estimated) additional spaces that may not be located within the driveway visibility triangles, which are not code compliant
note #3: parking supply does not include area off alley that is occupied by dumpster
note #4: assumes restaurant roof level is not covered (i.e., floor area excluded from code calculation)
note #5: does not include potential variance reductions