

20' ALLEY
 (VOL. 3, PG. 516, M.R.D.C.T.)
 INS: 30'48" E 247.16'

FIRST FLOOR PLAN

1 Site Plan
 A0.01 SCALE: 3/32" = 1'-0"

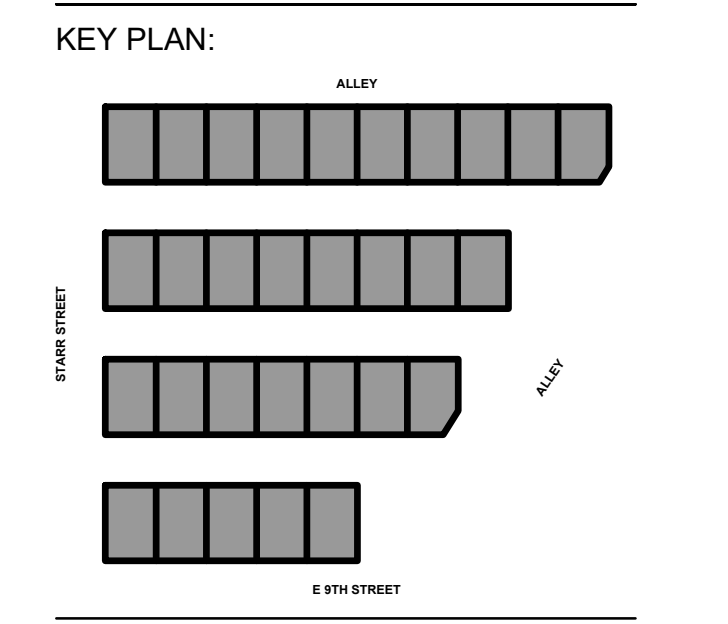
NOTE: STREET FURNISHINGS TO BE PROVIDED PER PD DESIGN STANDARDS (3.84237.801) 10% OPEN SPACE WILL BE PROVIDED.

PARKING ANALYSIS

BEDROOM	PARKING QUANTITY FOR EACH UNIT	UNIT QUANTITY	TOTAL PARKING QUANTITY	REMARKS
Two Bedroom Unit	2	27	54	
Three Bedroom Unit	3	3	9	
Bicycle Parking				(7) Class I Bike Rack
			63	54 regular and 9 compact spaces provided

SITE DATA TABLE		
PD1098	529 E 9TH STREET	
TOTAL SITE AREA	37,801 SF	0.868 ACRES
LAND USE	MULTIFAMILY	
TOTAL FLOOR AREA	73,329	
TOTAL DENSITY	30 UNITS	
SETBACKS		
FRONT SETBACK (STARR & 9TH ST)	REQ./MAX. 15 FT	PROVIDED 15 FT
SIDE SETBACK (NORTH & ALLEY SIDES)	5 FT	5 FT
REAR SETBACK	15 FT	N/A
BULK STANDARDS		
FLOOR AREA RATIO	MAX. NONE	PROVIDED N/A
BUILDING HEIGHT	36 FT / RPS	36 FT / COMPLIES WITH RPS
BUILDING STORIES	NO MAX	3 1/2 STORY
LOT COVERAGE	60%	59.70%
MIN. LOT AREA	MIN.	PROVIDED
EFFICIENCY 800 SF		
ONE BEDROOM 1000 SF	--	--
TWO BEDROOM 1200 SF	27	32,400
THREE BEDROOM 1350 SF	3	4,050
TOTAL	30	36,450
PARKING		
PARKING (1 per bedroom)	REQ. 63	PROVIDED 63
BICYCLE PARKING	two bikes on each street frontage and one interior. Total of 5 required	7
OPEN SPACE	--	10%

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REVISION:

No.	Date:	Description:

PROJECT NAME:
E 9th St Townhomes
 529 E 9th St.
 Dallas, TX 75203
 Lot:4 Block:89/3072

PROJECT NUMBER:
 23450
Development Plan
 DRAWING TITLE:

Site Plan

DRAWN BY: SK
 CHECKED BY:
 DATE: 05.14.2024
 SCALE: AS NOTED
 SHEET:

A0.01