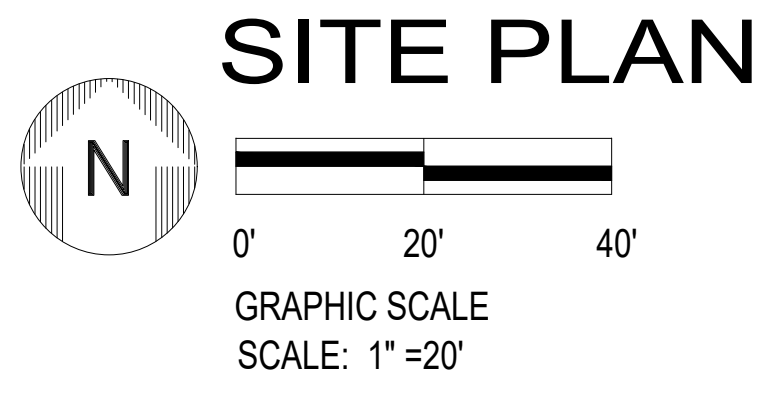


MCCREE ROAD



SITE PLAN

TOTAL POINTS: LANDSCAPE (ARTICLE X)

CODE	REQUIRED	PROVIDED
1. URBAN STREETScape:		
(i) 3 BENCHES	10 POINTS	PROVIDED=10 POINTS
(ii) 4 PEDESTRIAN STREET LAMPS		
2. BUFFER ZONE ENHANCEMENT- LARGE ENHANCE BUFFER ZONE		
	5 POINTS	PROVIDED=5 POINTS
3. LOW WATER CONSUMPTION GRASSES FOR ALL TURF SURFACES		
	5 POINTS	PROVIDED=5 POINTS
4. PARKING LOT SCREENING ALONG THE PUBLIC STREET		
	5 POINTS	PROVIDED=5 POINTS
5. PARKING LOTS-PARKING ISLANDS		
	5 POINTS	PROVIDED=5 POINTS
TOTAL POINTS = (140,226 SFT LOT)	30 POINTS	PROVIDED=30 POINTS

TOTAL POINTS: SITE TREES

CODE	REQUIRED	PROVIDED
TOTAL LOT AREA 140,226 SFT)		
1. SITE TREES-ONE PER 4,000 SFT	35	42

ZONE	CS
TYPE	A-ASSEMBLY
STORY	2
MAX HEIGHT	39'
LOT AREA	140,226 SFT (3.22 ACRES)
BUILDING FOOTPRINT AREA	19,929 SFT
FLOOR AREA	17,330 SF
FIRST FLOOR:	
BANQUETTE HALL: 15,170SF	
DANCE FLOOR: 2,160SF	
MEZZANINE FLOOR:	
VIP LOUNGE FLOOR: 2,600SF	2,600 SF
TOTAL FLOOR AREA:	19,930 SF
PARKING	
PARKING RATIO (FOR BANQUETTE HALL AND LOUNGE FLOOR)	1 PARKING SPACE PER 100 SF
PARKING RATIO (FOR DANCE FLOOR OF 2,160SF)	1 PARKING SPACE PER 25 SF
REQUIRED PARKING (FOR BANQUETTE HALL AND LOUNGE AREA)	178 SPACES
REQUIRED PARKING (FOR DANCE FLOOR)	87 SPACES
TOTAL REQUIRED PARKING	265 SPACES
REGULAR CAR PARKING	179
COMPACT CAR PARKING	85 SPACES (32.07%)
TOTAL PARKING PROVIDED	266 SPACES
TOTAL BIKE PARKING REQUIRED IS 12.	
TOTAL PARKING SPACE PROVIDED 12	
IMPERVIOUS AREA	
IMPERVIOUS AREA (Including building, pavement, parking) sidewalk & dumpster area)	112,000 SFT
IMPERVIOUS AREA RETIO	79.84%

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ISSUED FOR CONSTRUCTION 06/25/2019
CITY COMMENTS 07/03/2019
CITY COMMENTS 07/08/2019
CITY COMMENTS 10/08/2019
CITY COMMENTS 11/2/2019
CITY COMMENTS 01/07/2020
CITY COMMENTS 07/05/2024
DRAWN BY: CHECKED BY:
KFR

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

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