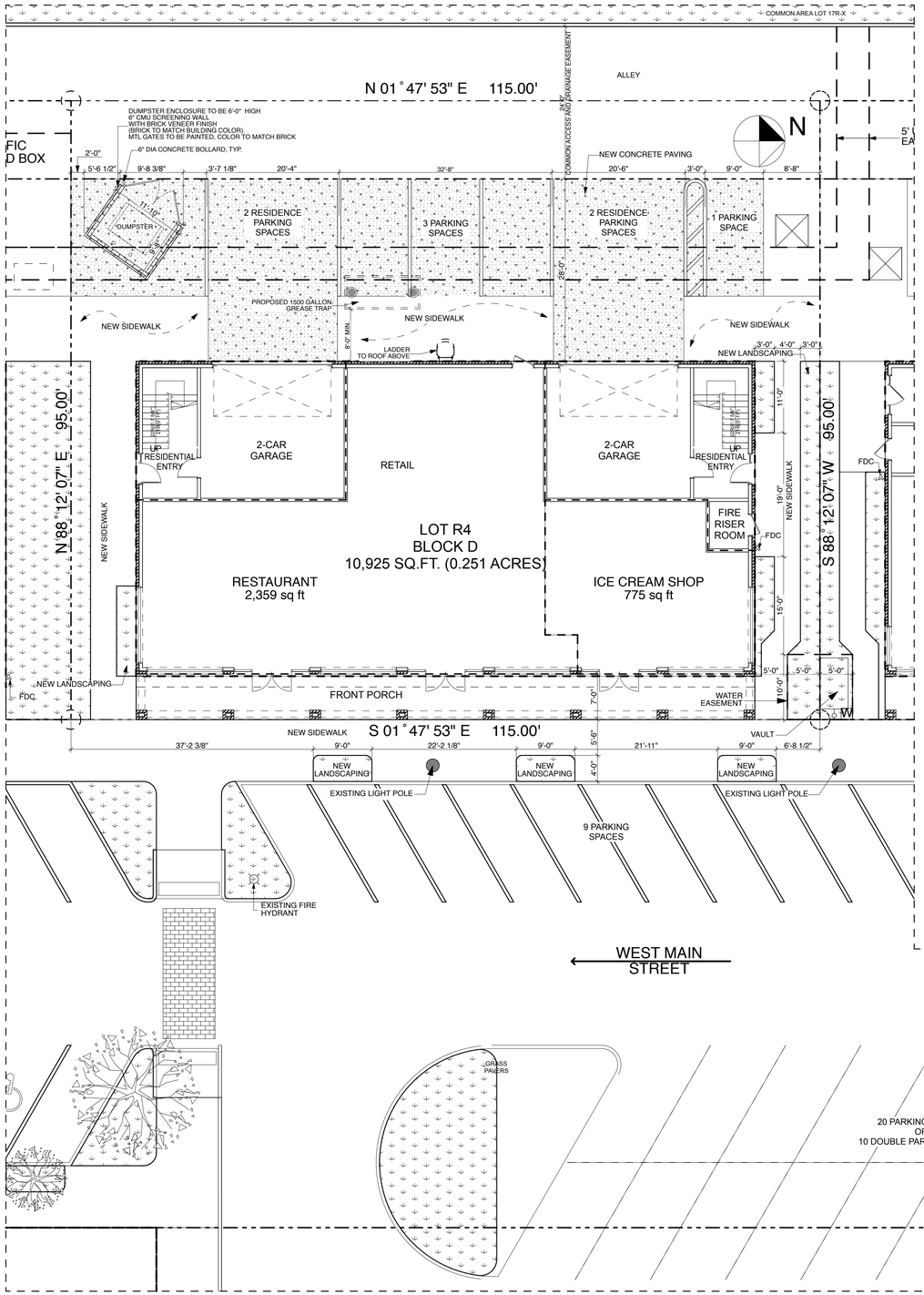


1 DETAILED SITE PLAN

SCALE: 1" = 10'

TYPE	AREA	FACTOR	REQUIRED	PROVIDED ON-SITE	PROVIDED ON-STREET SHARED	TOTAL PROVIDED	
RESIDENTIAL							99
TOWNHOUSE PH I - IV)+ George Unit	96 UNITS	2.5	240	212	22	234	
RETAIL R3, APARTMENT	1	2.5	3	4		4	
RETAIL R4, APARTMENTS	2	2.5	5	8		8	
RETAIL							18041
RETAIL R1 (Tangerine Salon)	5039	200	25	2	13	15	
RETAIL R3	2577	200	13	5	8	13	
COTTAGE 11 (former Frost Cupcakery)	3826	200	19	2	3	5	
COTTAGE 13 (Remainder Retail)	964	200	5				
SERVICE S1	2288	200	11	6	7	13	
OFFICE SERVICE							25301
COTTAGE 05	1430	300	5	2	0	2	
COTTAGE 06	1857	300	6	2	0	2	
COTTAGE 09	1565	300	5	3	4	7	
COTTAGE 10	1606	300	5	2	4	6	
COTTAGE 12	2848	300	9	2	5	7	
COTTAGE 14 (PenceOffice)	1448	300	5	2	3	5	
RETAIL R2	3000	300	10	9	5	14	
SERVICE S2	5531	300	18	7	6	13	
RETAIL R5	3974	300	13	4	8	12	
GEORGE - OFFICE	2042	300	7	2	5	7	
RESTAURANT	2359	100	24	0	9	9	
ICE CREAM SHOP	775	100	8	4	0	5	
RESTAURANT							22786
LOCAL DINER	3574	100	36	35	11	46	
GEORGE	3186	100	32	0	10	10	
TWISTED	8026	100	80	0	13	13	
RESTAURANT F2	8000	100	80	0	9	9	
MEDICAL							2144
COTTAGE 13	2144	175	12	3	6	9	
PAVILLION	EXCLUDED FROM PARKING REQUIREMENTS						
THEATER							
HALL	445 SEATS	1:3	149	90	53	143	
BLACK BOX	175 SEATS	1:3	59				
MULTI-PURPOSE-EVENT	1966		20				
PD-250R28-H			118	30	15	45	
SHARED ON-STREET					389	404	
TOTAL ALL			1022	436	608	1045	
TOTAL RESIDENTIAL ONLY			248	224	22	246	
TOTAL COMMERCIAL ONLY			656	182	586	769	

PD CONDITIONS:

1. THE DIRECTOR OF COMMUNITY DEVELOPMENT SHALL HAVE THE AUTHORITY TO ADMINISTRATIVELY APROVE THE PROPOSED SIGNAGE FOR THIS DEVELOPMENT IN ACCORDANCE WITH PLANNED DEVELOPMENT REGULATIONS FOR PD-250R8-H AND THE HISTORIC DISTRICT.

2. THE SECOND FLOOR RESIDENCE SHALL BE DEVELOPED IN ACCORDANCE WITH LOCAL ORDINANCE AND BUILDING CODES; AMD SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.

OWNER & PROFESSIONAL INFORMATION

DEVELOPER
DIANA AHMAD
767 WEST MAIN ST.
COPPELL, TEXAS 75019
P: 817-939-3379

ARCHITECT
BILL PECK
WILLIAM PECK AND ASSOC., INC.
105 WEST MAIN ST.
LEWISVILLE, TX 75057
P: 972-221-1424

LANDSCAPE ARCHITECT
CAROL FELDMAN
FELDMAN DESIGN STUDIOS
P.O. BOX 832346
RICHARDSON, TEXAS 75083
T: (972) 980-1730

CIVIL ENGINEER
MIKE GLENN
GLENN ENGINEERING
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
P: (972) 717-5151
F: (972) 717-2176

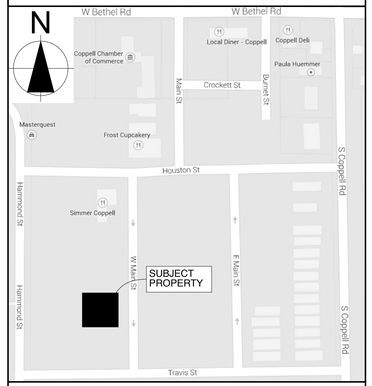
CODE SUMMARY

USE AND OCCUPANCY CLASSIFICATION:
MERCANTILE - 3,134/60 = 53 OCCUPANTS

TOTAL OCCUPANCY - 53 OCCUPANTS

CONSTRUCTION TYPE: V-B
FIRE SPRINKLER SYSTEM: REQUIRED
MINIMUM EXITS REQUIRED: 2 PROVIDED: 2

LOCATION MAP



SITE DATA TABLE
LOT-4R BLK-D
767 WEST MAIN ST.

EXISTING ZONING - PD-250R25-H

PROPOSED ZONING - PD-250RXX-H

PROPOSED USE - MIXED USE: RESTAURANT
RESIDENTIAL

AREA OF PROPOSED USE - 0.251 ACRES

BUILDING AREA CALCULATIONS
A/C SPACE:
ICE CREAM SHOP - 775 SQ. FT.
RESTAURANT - 2,359 SQ. FT.
RESIDENCE - 1ST FLOOR (ENTRY) - 410 SQ. FT.
2ND FLOOR - 4,600 SQ. FT.

FRONT PORCH - 665 SQ. FT.
GARAGES - 960 SQ. FT.
BALCONY - 376 SQ. FT.
FIRE RISER ROOM - 56 SQ. FT.

TOTAL BUILDING FOOTAGE -10,201 SQ. FT.

BUILDING HEIGHTS (T.O. PARAPET) : 33'-11"

PARKING CALCULATIONS:

RESIDENCE
REQUIRED - 5 SPACES
PROVIDED - 4 SPACES (GARAGE) + 4 SPACE= 8 TOTAL SPACES

ICE CREAM SHOP
REQUIRED - 775/ 100 = 8 SPACES
RESTAURANT
REQUIRED - 2,359/ 100 = 24 SPACES
PROVIDED PARKING - SHARED PARKING + 5 SPACES

REQUIRED TOTAL - 37 SPACES
PROVIDED TOTAL - SHARED PARKING + 13 SPACES
(NOTE: SQUARE FOOTAGE FOR PARKING CALCULATIONS DOES NOT INCLUDE GARAGES OR PORCHES)

PROPOSED LOT COVERAGE - 48%

REGISTERED ARCHITECT
WILLIAM C. PECK
18501
STATE OF TEXAS

2023-12-04

These plans are intended to provide the basic construction information necessary to obtain a quote for the work to be performed. These documents are not to be used for permit and checked by the builder or person in authority of this project. Any discrepancy, error, and/ or omissions, if any, are to be brought to the attention of the Designer prior to any construction. It is the responsibility of the owner/builder/contractor to hire and obtain complete engineering services for: foundation, HVAC, and structural, prior to construction of any part of the project. Failure to do so will void the Designer's warranty and shall take precedence over any part of these construction documents which may conflict with same, and must be strictly observed and followed when and during construction.
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MIXED-USE

767 WEST MAIN STREET
COPPELL, TEXAS 75019

WILLIAM PECK & ASSOCIATES INC.
ARCHITECTS
Lewisville, Tx
972) 221-1424

REVISIONS
1 2022-11-08
CITY COMMENTS

DETAILED SITE PLAN

ISSUE DATE: 2022-08-26
2022-08-08 FOR P&Z REVIEW
2022-08-26 FOR PERMIT
2023-12-04 FOR P&Z REVIEW

Scale: REF. PLAN
Drawn: M.W.
Job: 22-172-001
Sheet Number:
A-005
SHEET 5 OF 58