

Site Plan

ELIZABETH KAYE DAVIS HUNNICUT F/K/A ELIZABETH KAYE DAVIS
BEING A 1.266 ACRE REMAINDER OUT OF A 3.149 ACRE TRACT
DESCRIBED IN VOL. 2004193, PAGE 7776, EXHIBIT A O.P.R.D.C.T, AND
LOT 35, NORTH LAKE ESTATES, VOL. 45, PG. 65, M.R.D.C.T, AND
4952.48 SF FT ALLEY ABANDONMENT DESCRIBED IN VOL. 3004183,
PG. TYPE, EXHIBIT C, C.P.R.D.C.T

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ARCHITECT: GPF ARCHITECTS LLC
440 W. BETHEL ROAD
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Bldg Square Footages*

LEVEL 1	
OFFICE/RETAIL	8,575 SF
ELEVATOR LOBBY/CORE:	375 SF
N / S STAIRS:	322 SF
TOTAL LEVEL 1	9,272 SF
LEVEL 2	25,800 SF
LEVEL 3	21,800 SF

TOTAL BUILDING AREA 56,872 SF

Residential Units By Floor

LEVEL 2: (1,250 SF AVG)	16 UNITS
LEVEL 3: (1,250 SF AVG)	13 UNITS
TOTAL UNITS:	29 UNITS

* subject to minor changes during design phase

PD Condition

1. BUILDING IS GREATER THAN 15 FEET FROM DENTON TAP ROAD.
2. DRIVEWAY RUNS PARALLEL TO DENTON TAP.
3. PARKING EXITS ALONG DRIVE.
4. 12-18A-2, HEIGHT OF BLDG IS 36'.
5. 12-18A-2.b: ROOF HEIGHT OF MOST NORTHWEST CORNER IS 26'-4" ABOVE FINISH FLOOR.
6. 12-18A-3-a.2: WEST PARKING IS BEYOND FACE OF BLDG DUE TO LARGE SETBACK OF BLDG.
7. FUTURE COMMUNITY CENTER PLANS WILL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR ADMINISTRATIVE REVIEW PRIOR TO PERMITTING FOR CONSTRUCTION.

Parking Summary

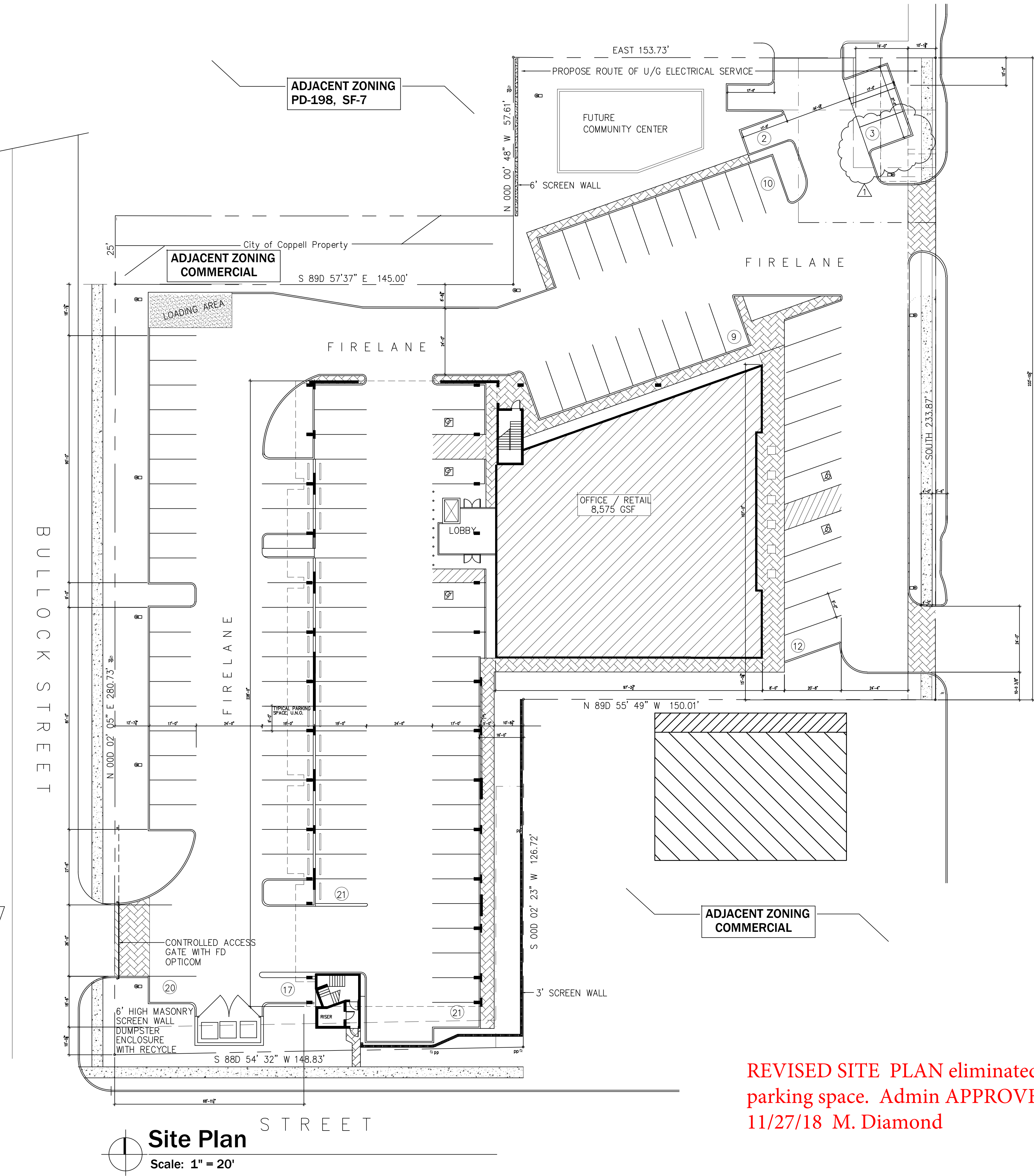
RETAIL 8,575 SF / 200 SF PER SPACE=	43 SPACES
CONDOMINIUM	
2 BEDROOM: 29 UNITS X 2.5 SPACES =	73 SPACES
TOTAL PARKING REQUIRED	116 SPACES
TOTAL PARKING PROVIDED	116 SPACES

Site Data

EXISTING ZONING: COMMERCIAL
PROPOSED ZONING: PLANNED DEVELOPMENT
SQUARE FOOTAGES:
OFFICE / RETAIL: 8,575 GSF
CONDOMINIUMS: (29) 2-BEDROOM UNITS

SITE AREA: 76,952 SF (1.77 ACRE)
BUILDING AREA: 56,872 SF

BUILDING HEIGHT: 36 FEET
PROPOSED LOT COVERAGE: 0.335
FLOOR AREA RATIO: 0.74
LANDSCAPE / OPEN AREA = 12,920 SF = 17% OF TOTAL SITE
NOTE-LANDSCAPE AREA INCLUDES CITY SIDEWALK ON PRIVATE PROPERTY



Site Plan

Scale: 1" = 20'

REVISED SITE PLAN eliminated one parking space. Admin APPROVED 11/27/18 M. Diamond

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GPF

Architects LLC

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THESE DOCUMENTS ARE NOT COMPLETE. THEY SHALL NOT BE USED FOR BIDDING, PERMITTING AND/OR CONSTRUCTION

The Avenue at Denton Tap
Condominiums/Office/Retail
Denton Tap and Belt Line Roads
Coppell, Texas 75019

REVISIONS	BY
PLAN DEPT COMMENTS	
DECEMBER 6, 2018	
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CITY COUNCIL	DATE
FEBRUARY 11, 2014	
DRAWN	GF
CHECKED	GF
SCALE	AS SHOWN
JOB NO.	1055
SHEET	

A1.00

OF SHEETS