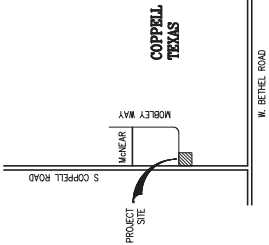
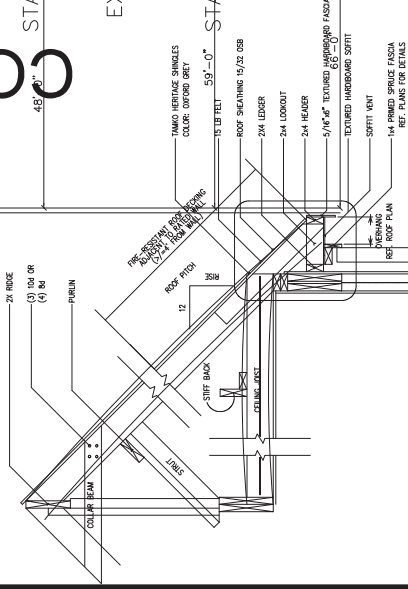


PROJECT LOCATION MAP
(NOT TO SCALE)



SITE DATA TABLE		STA 7+16.53
SUMMARIES		
PROPOSED USE	PD (LIVE/WORK LOFTS)	
MAXIMUM LOT COUNT	1 LOT (3 CONDOS)	
TOTAL SITE	14,985 SF	.344 ACRES
MINIMUM LOT SIZE	NA	
AVERAGE LOT SIZE	NA	
MINIMUM LOT DEPTH	149.7'	
MINIMUM LOT WIDTH	99.98'	
AVERAGE LOT DEPTH	NA	
AVERAGE LOT WIDTH	NA	
LIVE/WORK LAND	14,985 SF	.344 ACRES
GROSS DENSITY	8.7 Units/Acre	
MIN UNIT SIZE	2,000 SQFT - 2 STORY	
GROSS BUILDING AREA	NA	
MAX. LOT COVERAGE	50%	
ACTUAL LOT COVERAGE	33.0%	
MIN FRONT SETBACK	15' (SEE NOTE #8.)	
MIN REAR SETBACK	10'	
MIN SIDE SETBACK	6' (ADJACENT PROPERTIES)	
MAX BLDG. HEIGHT	35' (2015 IBC)	

PARKING TABLE	
SUMMARIES	
THREE UNITS WITH TWO IN EACH GARAGE =SIX PARKING SPACES.	
17 PARKING SPACES BEING PROVIDED.	



02 FIRE-RESISTANT ROOF DECKING ADJACENT TO RATED WALL DETAIL
N.E.L.

- NOTES:
- LIVE/WORK UNITS MAY ONLY HAVE SINGLE TENANTS.
 - NOT MORE THAN FIVE NONRESIDENTIAL WORKERS OR EMPLOYEES ARE ALLOWED TO OCCUPY THE NONRESIDENTIAL AREA AT ANY ONE TIME PER 2015 IBC.
 - NO ACCESSORY STRUCTURES WILL BE ALLOWED BETWEEN STRUCTURES.
 - ACCESS TO THE BUILDING MUST BE ADA COMPLIANT, PROVIDING ACCESSIBLE ROUTES INTO ALL NON-RESIDENTIAL COMPONENTS OF THE PROJECT.
 - LIVE/WORK UNITS MUST BE SPRINKLERED.
 - LIVE/WORK UNITS MAY NOT EXCEED 3,000 SQUARE FEET TOTAL AREA PER UNIT.
 - DOWNSTAIRS BATHROOM MUST BE ADA COMPLIANT.
 - MINIMUM FRONT YARD SETBACK TO BE 15' WITH PORCH ALLOWED TO BE MAXIMUM 10 FEET FROM FRONT PROPERTY LINE.
 - THE APPLICANT SHALL SUBMIT A CONDOMINIUM DECLARATION (OR SIMILAR DOCUMENT) TO THE PLANNING DEPARTMENT TO BE REVIEWED BY THE CITY ATTORNEY SO THAT THE LANDSCAPING AND PARKING AREAS BE MAINTAINED, WITH THE UNITS BEING LIVE/WORK USE ONLY AS STATED IN THIS PD.
 - THE DEVELOPER SHALL PROVIDE "NO PARKING" SIGNS ALONG THE SOUTH SIDE OF HEATH LANE ADJACENT TO THIS LOT.
 - LIVE/WORK UNITS WILL BE RESPONSIBLE FOR MAINTAINING THE FENCE/SCREENING WALL LOCATED ADJACENT TO PROPERTIES

STA 7+16.53

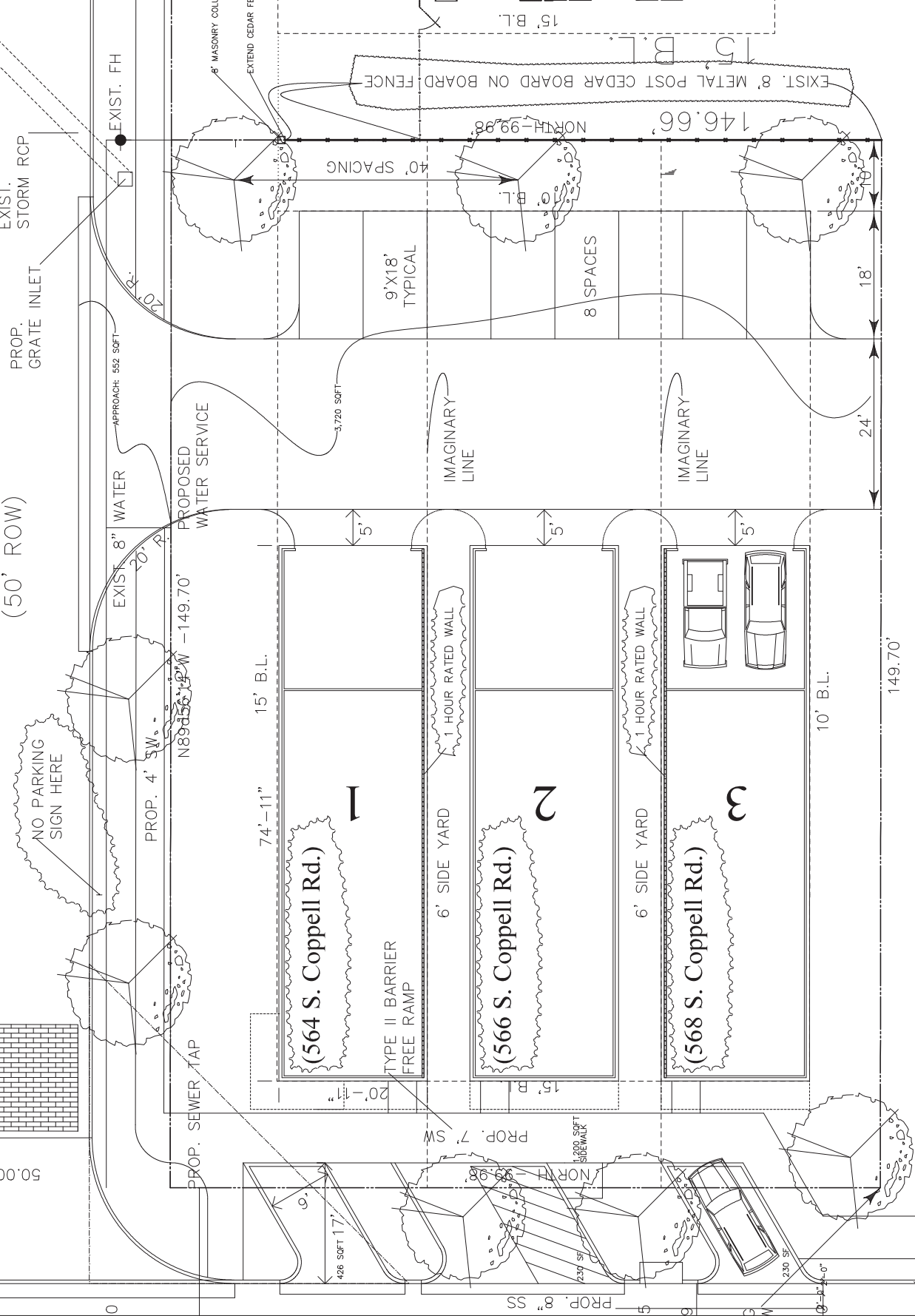
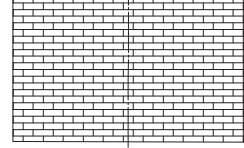
COPPELL ROAD

(60' ROW VARIES)

50.00' ROW

HEATH LANE

(50' ROW)



- LEGAL DESCRIPTION
- 568 S. COPPELL RD., UNIT(S): 1, 2, 3
LOST CREEK ADDITION, LOT 26, BLOCK 1
CITY OF COPPELL, DALLAS COUNTY, TEXAS

Drawn By:
Jason R. Rose

Preparation Date:
January 21, 2020

Revisions:

Notes:

Coppel Road Live/Work Lofts
Coppell, Texas



1-21-2020

JR ROSE
A ARCHITECTURE
(214) 454-7895 Tel. (972) 420-0324 Fax

SHEET
A0

01 ARCHITECTURAL SITE PLAN

SCALE 1"=10'-0"