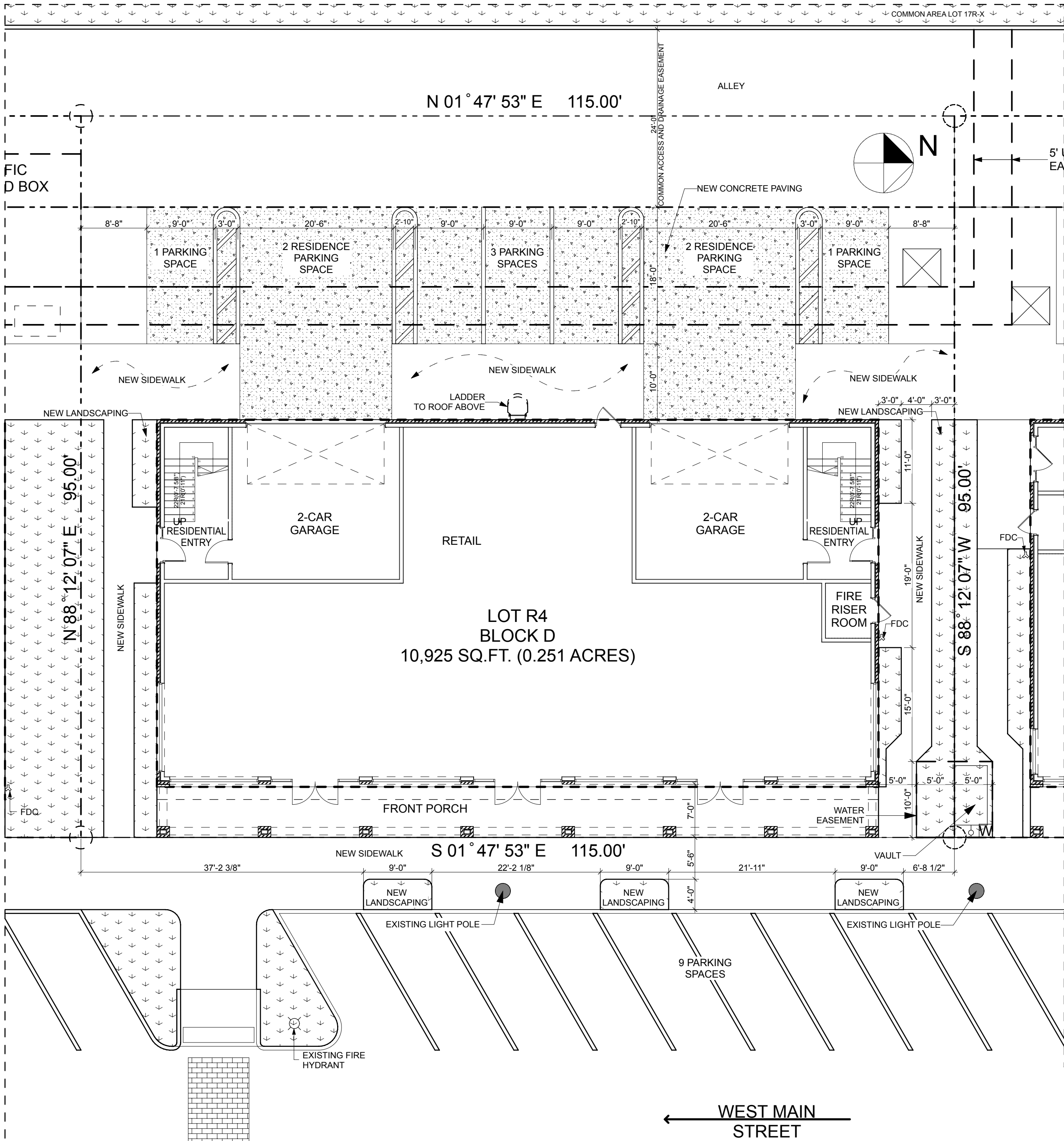


Old Town Shared Parking Tabulation							
TYPE	AREA	FACTOR	REQUIRED	PROVIDED ON-SITE	PROVIDED ON-STREET SHARED	TOTAL PROVIDED	
RESIDENTIAL							99
TOWNHOUSE PH I - IV) + George Unit	96 UNITS	2.5	240	212	22	234	
RETAIL R3 APARTMENT	1	2.5	3	4		4	
RETAIL R4 APARTMENTS	2	2.5	5	8		8	
RETAIL							18041
RETAIL R1 (Tangerine Salon)	5039	200	25	2	13	15	
RETAIL R3	2577	200	13	5	8	13	
RETAIL R4	3134	200	16	5	9	14	
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 (Pence/Office)	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							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	1866		20				
SHARED ON-STREET					404	404	
TOTAL ALL			888	407	608	1015	
TOTAL RESIDENTIAL ONLY			248	224	22	248	
TOTAL COMMERCIAL ONLY			640	183	586	769	



OWNER & PROFESSIONAL INFORMATION

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

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BILL PECK
WILLIAM PECK AND ASSOC., INC.
105 WEST MAIN ST.
LEWISVILLE, TX 75057
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LANDSCAPE ARCHITECT
CAROL FELDMAN
FELDMAN DESIGN STUDIOS
P.O. BOX 832346
RICHARDSON, TEXAS 75083
T: (972) 980-1730

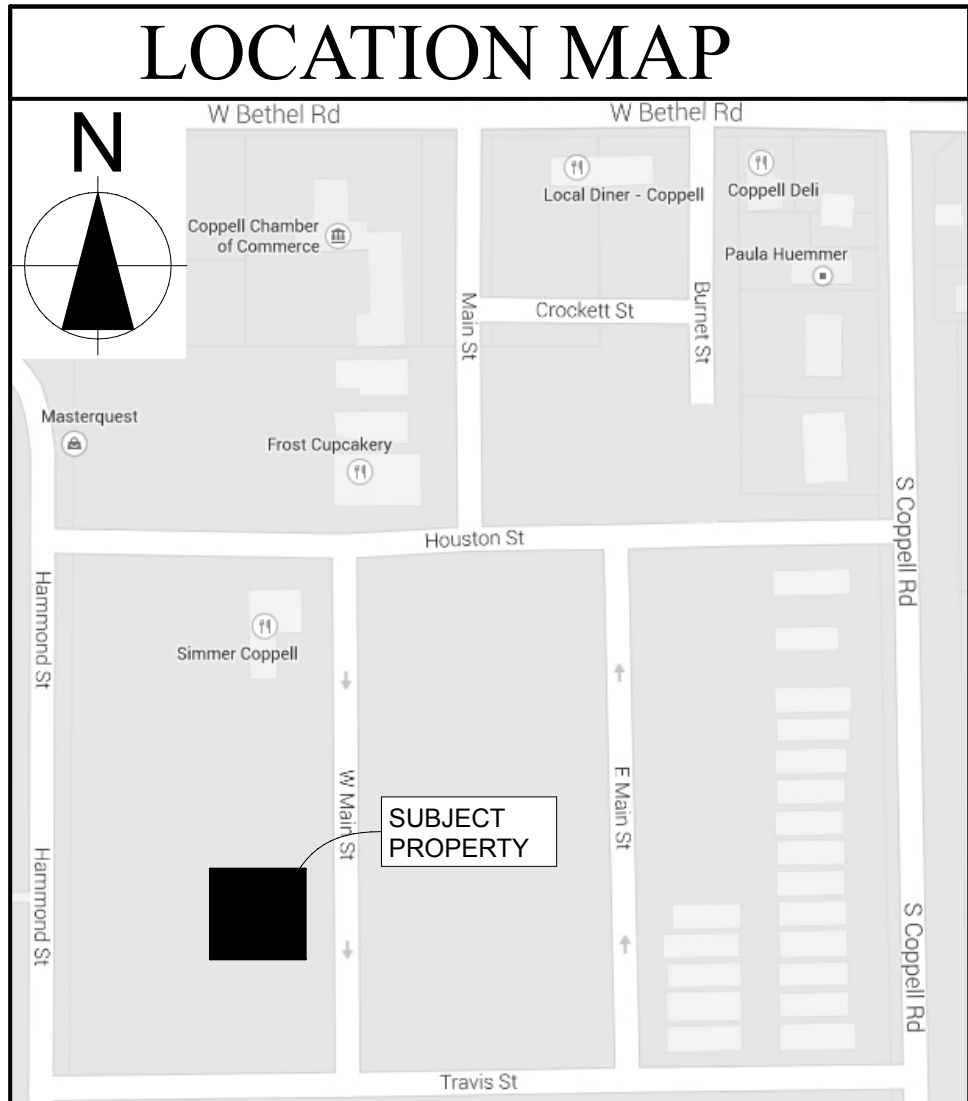
CIVIL ENGINEER
MIKE GLENN
GLENN ENGINEERING
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
P: (972) 717-5151
F: (972) 717-2176

CODE SUMMARY

USE AND OCCUPANCY CLASSIFICATION:
MERCANTILE - 3,347/60 = 56 OCCUPANTS

TOTAL OCCUPANCY - 56 OCCUPANTS

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



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

EXISTING ZONING - PD-250R8-H
PROPOSED ZONING - PD-250R25-H
PROPOSED USE - MIXED USE: RETAIL
RESIDENTIAL

AREA OF PROPOSED USE - 0.251 ACRES

BUILDING AREA CALCULATIONS
A/C SPACE:
RETAIL - 3,134 SQ. FT.
RESIDENCE - 1ST FLOOR (ENTRY) - 410 SQ. FT.
2ND FLOOR - 4,612 SQ. FT.

FRONT PORCH - 665 SQ. FT.
GARAGES - 960 SQ. FT.
BALCONY - 378 SQ. FT.
FIRE RISER ROOM - 56 SQ. FT.

TOTAL BUILDING FOOTAGE -10,215 SQ. FT.

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

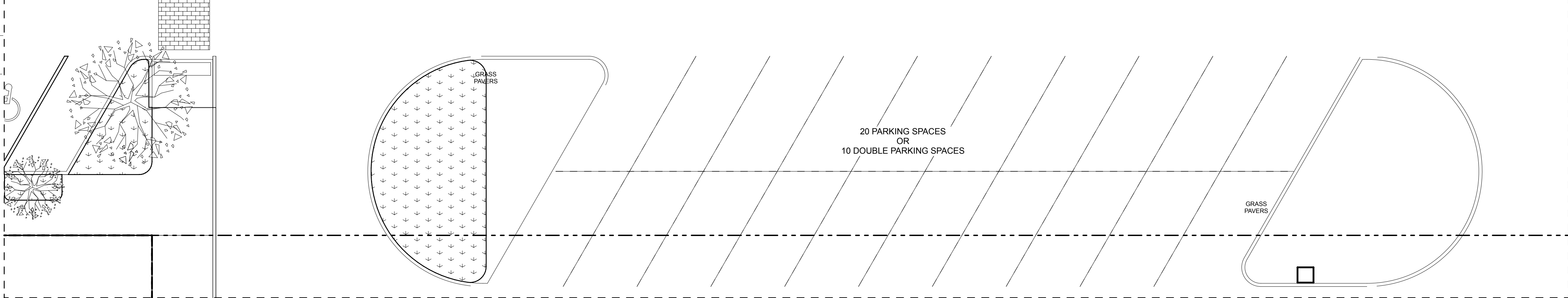
PARKING CALCULATIONS:

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

RETAIL
REQUIRED - 3,134/ 200 = 16 SPACES
PROVIDED PARKING - SHARED PARKING + 5 SPACES

REQUIRED TOTAL - 21 SPACES
PROVIDED TOTAL - SHARED PARKING + 13 SPACES
(NOTE: SQUARE FOOTAGE FOR PARKING CALCULATIONS DOES NOT INCLUDE GARAGES OR PORCHES)

PROPOSED LOT COVERAGE - 48%



- 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.

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DETAILED SITE PLAN
SCALE: 1" = 10'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF WILLIAM PECK & ASSOCIATES, ON THIS PLOT DATE AND IS NOT TO BE USED BY AUTHORITIES HAVING JURSDICTION FOR THE PURPOSE OF ISSUING CONSTRUCTION PERMITS

MIXED-USE

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

REVISIONS

ISSUE DATE:
2022-08-08 FOR P&Z REVIEW

Scale: REF. PLAN
Drawn: M.W.
Job: 22-172-001
Sheet Number: A-001