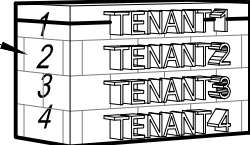
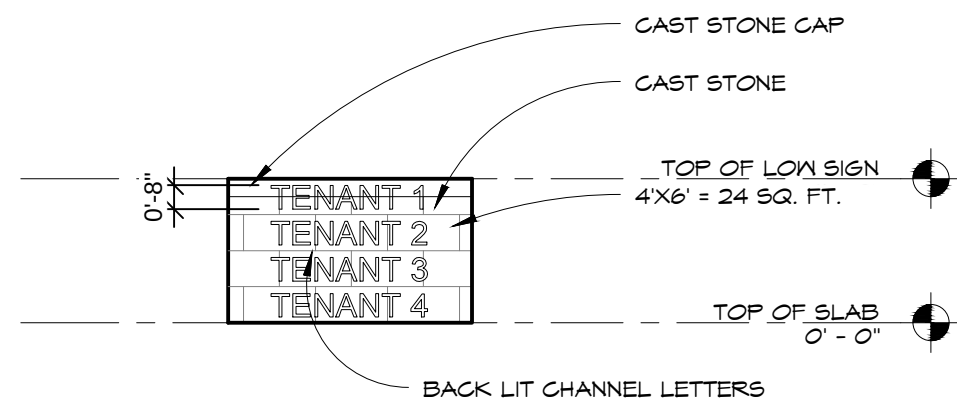


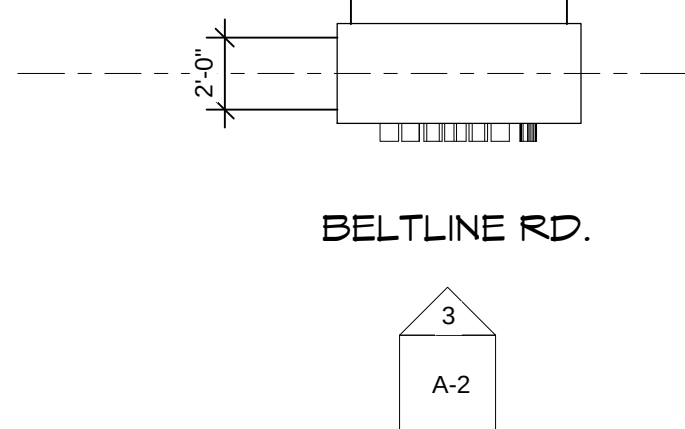
PROVIDE ADDRESS  
NUMBER ON SIDE  
OF SIGN FACING  
STREET  
PER FIRE  
DEPARTMENT



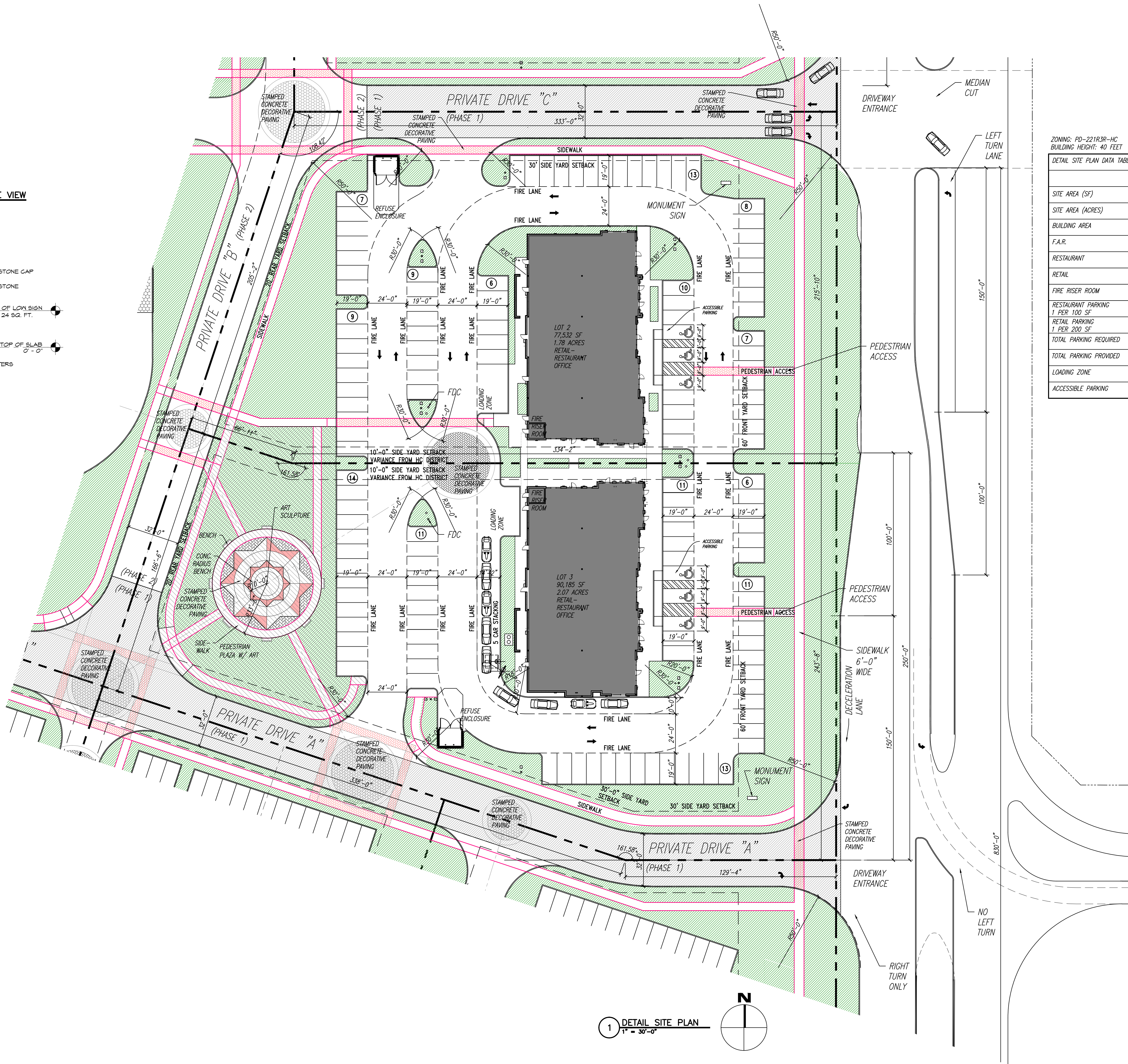
4 MONUMENT SIGN PERSPECTIVE VIEW  
3/16" = 1'-0"



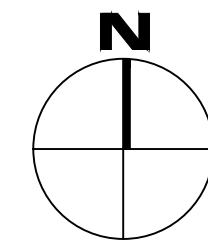
3 MONUMENT SIGN ELEVATION  
3/16" = 1'-0"



2 MONUMENT SIGN PLAN  
3/16" = 1'-0"



1 DETAIL SITE PLAN  
1" = 30'-0"



ZONING: PD-221R3R-HC  
BUILDING HEIGHT: 40 FEET

| DETAIL SITE PLAN DATA TABLE        |           |          |
|------------------------------------|-----------|----------|
|                                    | LOT 2     | LOT 3    |
| SITE AREA (SF)                     | 77,532 SF | 90,185   |
| SITE AREA (ACRES)                  | 1.78      | 2.07     |
| BUILDING AREA                      | 8,480 SF  | 8,526 SF |
| F.A.R.                             | 11%       | 9%       |
| RESTAURANT                         | 4,949 SF  | 4,195 SF |
| RETAIL                             | 3,446 SF  | 4,246    |
| FIRE RISER ROOM                    | 85 SF     | 85 SF    |
| RESTAURANT PARKING<br>1 PER 100 SF | 49        | 42       |
| RETAIL PARKING<br>1 PER 200 SF     | 17        | 21       |
| TOTAL PARKING REQUIRED             | 66        | 63       |
| TOTAL PARKING PROVIDED             | 69        | 66       |
| LOADING ZONE                       | 1         | 1        |
| ACCESSIBLE PARKING                 | 3         | 3        |

SEAL:



01-28-16

ZONING: PD-221R3R-HC  
PLANNED DEVELOPMENT

LOT 1 BLOCK C  
DUKE LESLEY ADDITION  
DIVIDEND DRIVE & POINT WEST  
BOULEVARD  
INST. #20070240528  
D.R.D.C.T.

VACANT TRACT 757,425 SF 17.3881  
AC  
AS SURVEYED

JANUARY 2016

ARCHITECT  
GREG GUERIN  
EAST STAR DESIGN  
P.O. BOX 53  
FORNEY, TX 75126  
(214) 469-7176  
GUERIN@EASTSTARDESIGN.COM

OWNER  
SUN HOLDINGS, INC  
3318 FOREST LN.  
DALLAS, TX  
ARMANDO PALACIOS  
(214) 551-0921  
APALACIOS@SUNHOLDINGS.NET

FEMA MAP  
AREA OF MINIMAL FLOOD HAZARD  
ZONE X  
PANEL 48121C0725G

| #                                                                                                                            | REVISIONS    |
|------------------------------------------------------------------------------------------------------------------------------|--------------|
|                                                                                                                              |              |
|                                                                                                                              |              |
|                                                                                                                              |              |
|                                                                                                                              |              |
| OWNER:<br>SUN HOLDINGS, LLC<br>3318 FOREST LN. DALLAS, TX<br>ARMANDO PALACIOS<br>apalacios@sunholdings.net<br>(214) 551-0921 |              |
| PROJECT:<br>POINT WEST<br>1-635 AND BELTLINE<br>COPPELL, TX                                                                  |              |
| DRAWING TITLE:<br>DETAIL<br>SITE PLAN                                                                                        |              |
| DRAWN BY:                                                                                                                    | DESIGNED BY: |
| DATE:<br>Jan 28, 2016 - 3:08pm                                                                                               |              |
| PROJECT #:<br>14020                                                                                                          |              |
| SHEET #:                                                                                                                     |              |

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