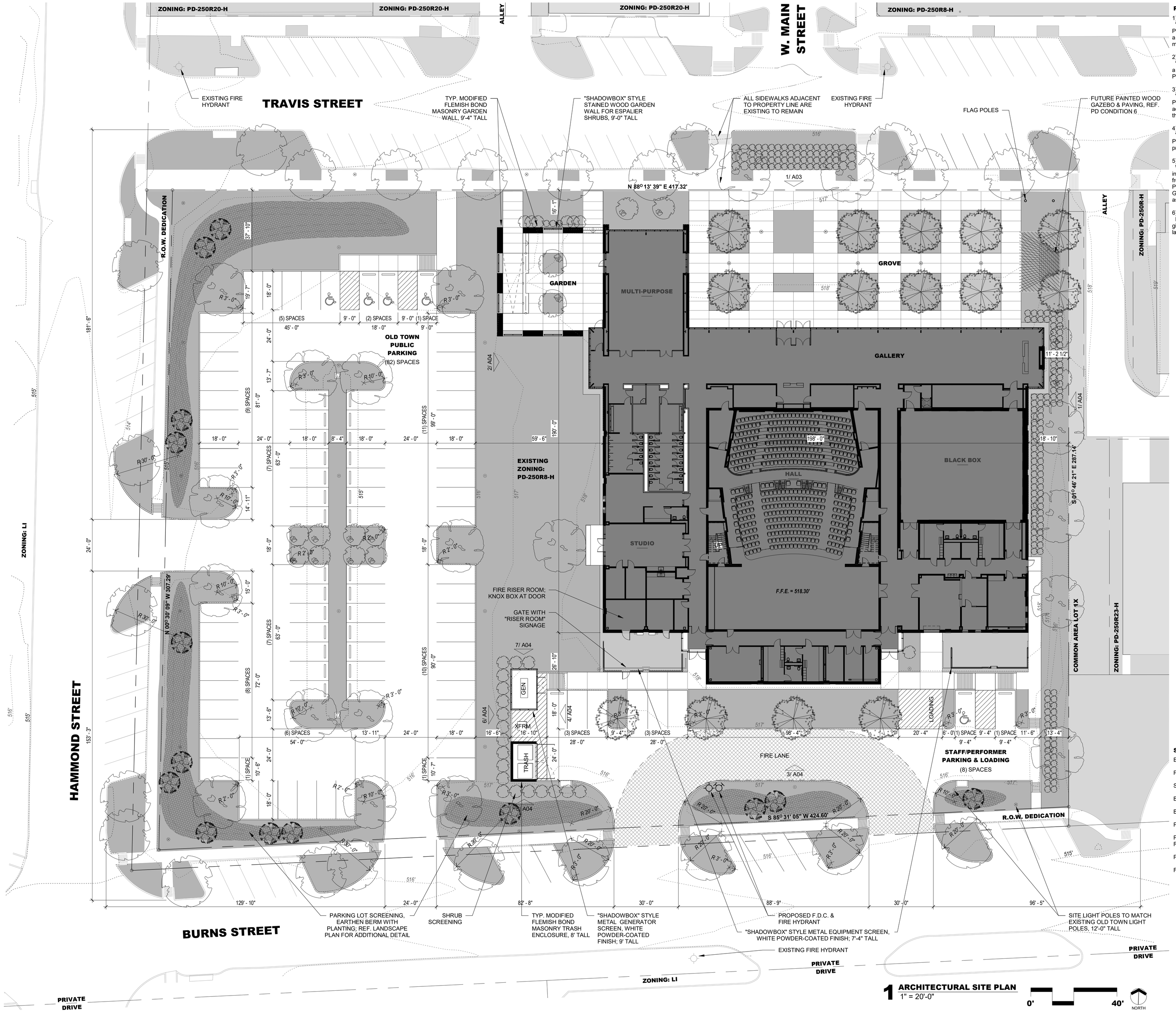

1 **ARCHITECTURAL SITE PLAN**
1" = 20'-0"

0' 40' NORTH

PD CONDITIONS:

1) Sec. 12-28A-2. Maximum Height Regulations --
"The maximum height regulations will be: 35 feet [...]"
Proposed: The predominant height of the building is 30'-11", with a high roof set back from the front elevation at 48'-3", which is the minimum stage height required to support the Theatre program.

2) Sec. 12-28A-3. Area Regulations -- 3. Maximum Building Size
"(A) Building footprint may not exceed 5,000 square feet without a special use permit."
Proposed: The gross square footage of the building is 32,370 SF.

3) Sec. 12-28A-5. Standards of Construction -- 2. Driveways
"(A) Shall not exceed 24' maximum width."
Proposed: Driveways at the fire lane are 30'-0" wide to accommodate emergency vehicle access given the proximity of the fire lane to Burns Street.

4) Sec. 12-28A-5. Standards of Construction -- 11. Foundations
"(A) Shall be raised and constructed of brick [...]"
Proposed: The building is supported by a foundation at-grade to provide accessible access at all entrances & exits.

5) Sec. 12-28A-5. Standards of Construction -- 18. Fences and Walls - "(B) Wood board fences for privacy shall only be located in rear yards; (C) Walls of freestanding brick are not permitted in front yards [...]"
Proposed: Brick and wood screen walls are provided at the Garden to create an "outdoor room" for semi-private uses associated with the Multipurpose space.

6) Future Painted Wood Gazebo & Paving
Proposed: The Director of Community Development shall be given the authority to administratively approve the design at a later date.

SITE DATA:

EXISTING ZONING -- PD-250R8-H

PROPOSED USE -- THEATER

SQUARE FOOTAGE -- 31,150 SF

BUILDING AREA -- 32,370 GSF

BUILDING HEIGHT -- 30'-11" TYPICAL, 48'-3" AT HIGH ROOF

PARKING SPACES REQUIRED -- 228 SPACES

PARKING SPACES PROVIDED -- 8 (BUILDING); 82 (PUBLIC)
REF. A02 FOR OLD TOWN SHARED PARKING DATA

PROPOSED LOT COVERAGE -- 22%

FLOOR AREA RATIO -- 0.22

COPPELL ARTS CENTER
OLD TOWN ADDITION
LOT 1R-1, BLOCK G
JAMES A. SIMMONS SURVEY
ABSTRACT NO. 1296
3.044 ACRES
CITY OF COPPELL
DALLAS COUNTY, TEXAS

Exhibit B

CORGAN

REGISTERED ARCHITECT MARY K. HARMAN 18673 STATE OF TEXAS

08.30.2018

07.20.2018	Initial Submission
08.02.2018	DRC Meeting Submission
08.07.2018	P&Z Commission Submission
08.30.2018	P&Z Revision

OLD TOWN ARTS CENTER
TRAVIS STREET, COPPELL

THE CITY OF COPPELL TEXAS 1890

OWNER
JAME BRIERTON
CITY OF COPPELL
265 E. PARKWAY BLVD., P.O.BOX 9478
COPPELL, TX 75019
972.304.3679 - jbrierton@coppelltx.gov

ARCHITECT / APPLICANT
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CIVIL ENGINEER
ASHLEY REYNOLDS
PACHECO KOCH
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SITE PLAN

A01

DATE 07.20.2018