

**AGENDA
OVERLAY DISTRICT BOARD
MARCH 3, 2020**

**COUNCIL CHAMBERS
151 WEST CHURCH STREET
LEWISVILLE, TEXAS**

SPECIAL SESSION 6:30 P.M.

- 1. Call to Order and Announce that a Quorum is Present.**
- 2. Approve Minutes of the February 04, 2020 Meeting.**
- 3. Consideration of Two Alternative Standards to the IH-35E Corridor Overlay District Regarding Sidewalks and the Amenity Zone Landscaping Associated with Proposed 151 Coffee on a 0.53-Acre Lot, Legally Described as Valley Square Addition, Block A, Lot 7; Zoned General Business (GB) District, as Requested by Clay Christ, of Clay Moore Engineering, on Behalf of LRIC Lewisville, LP, the Property Owner (Case No. ODB-2020-02-01).**
- 4. Adjournment.**

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

MEMORANDUM

TO: Overlay District Board
FROM: June Sin, Planner
DATE: March 2, 2020
SUBJECT: **Consideration of Two Alternative Standards to the IH-35E Corridor Overlay District Regarding Sidewalks and the Amenity Zone Landscaping Associated with Proposed 151 Coffee on a 0.53-Acre Lot, Legally Described as Valley Square Addition, Block A, Lot 7; Zoned General Business (GB) District, as Requested by Clay Christ, of Clay Moore Engineering, on Behalf of LRIC Lewisville, LP, the Property Owner (Case No. ODB-2020-02-01).**

BACKGROUND:

The proposed development is located in front of the 24 Hour Fitness on Main Street, within the IH-35E Corridor Overlay Core Sub-District, as such has enhanced design requirements. The Overlay District Board may approve or recommend Alternative Standards if the Board finds that a hardship or practical difficulties may result from strict compliance with the Overlay District regulations, provided that such exception shall not have the effect of nullifying the intent and purpose of the regulations.

ANALYSIS:

151 Coffee plans to construct an approximately 759 square feet coffee shop with a drive-thru canopy on each side. Per the IH-35E Corridor Overlay District, the development must comply with all standards in the Core Sub-District. The existing TxDOT Right of Way (ROW) along Main Street creates practical difficulties to comply with two standards; therefore, Administrative Modifications and Alternative Standards are requested.

Building and Envelope Standards

The engineering site plan is attached and shows the orientation of the building and the proposed parking and access. The building placement, location and setback meets the framework plan facing both street fronts and being parallel to adjacent streets.

Architectural Standards

The proposed building consists of 100% masonry which exceeds the 80% requirement. The building design and materials meet all other architectural standards and material requirements.

Landscaping

151 Coffee is providing five canopy trees, two parking lot trees and one additional shade tree along Main Street. This meets the required tree count per the Overlay District standards. The ordinance requires any landscaping to be located in the Amenity Zone, which is defined as a portion of property

located in the Public Right-of-Way between the side. Due to the existing TxDOT ROW, trees will be planted on private property along the Right-of-Way.

Street and Streetscape Standards

The applicant plans to add new sidewalks along the private drive per framework plan. At the corner of intersection, existing enhanced landscaping will be modified and preserved. One shade tree and additional hedges will be provided along the drive isle. The applicant plans to provide a trash receptacle and a bike rack to meet the pedestrian amenities requirement.

Along Main Street, a healthy and mature shrub row runs approximately 180 feet of street frontage. The applicant is requesting an alternative standard to allow existing 4-foot sidewalk to remain. To preserve the existing robust hedge row, staff is in support of keeping the 4-foot sidewalk in this case. Otherwise, the sidewalk would need to be expanded to required 5-foot.

Screening

The applicant plans to meet all streetscaping requirements of the overlay district.

Alternative Standards & Administrative Modifications

The applicant is requesting two Alternative Standards in conjunction with the new development and required landscape improvements. Request a) requires City Council approval and request b) requires approval from the Overlay District Board. Staff has no objections to any of these Alternative Standards.

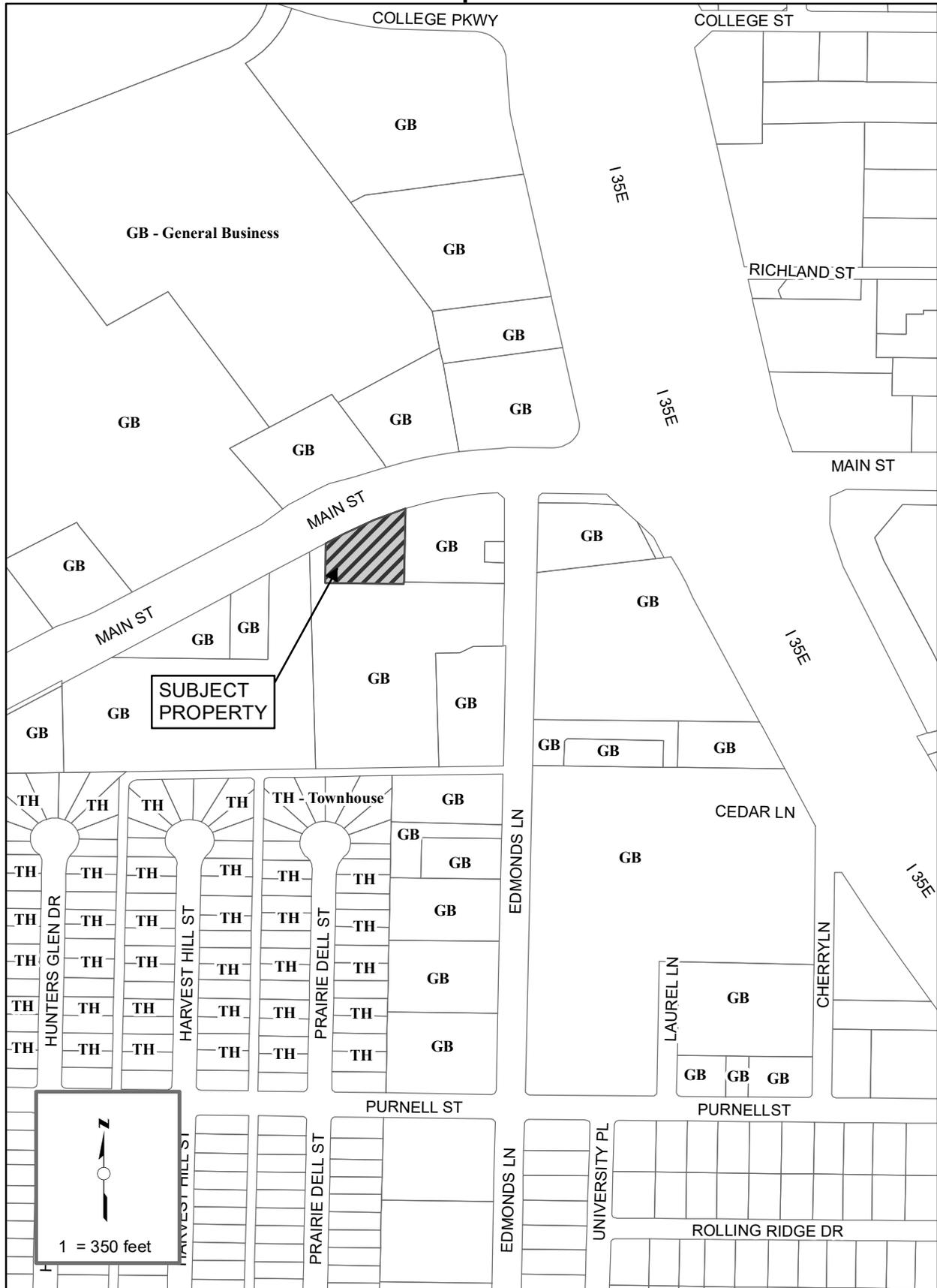
Alternative Standards:

- a) Section 17.5-4 (d)(1)d requires canopy trees to be planted within the required Amenity Zone. An Alternative Standard is requested to allow canopy trees to be planted on the private property side within a five-foot wide landscape area between Sidewalk and Parking Lot due to the TxDOT ROW. The Overlay Board may make a recommendation to the City Council on this request.
- b) Section 17.5-4 (e)(4) & (5), Appendix F requires a 5-foot sidewalk along Main Street. An Alternative Standard is requested to allow existing 4-foot sidewalk to remain, which is a 20% reduction from the requirement. To preserve the existing robust hedge row, staff is in support of keeping the 4-foot sidewalk in this case. Overlay Board may approve this request.

RECOMMENDATION:

That the Overlay Board commission recommend approval of Alternative Standard a) and approve Alternative Standard b) with the condition the existing shrub row is maintained.

Location Map - 151 Coffee



Aerial Map - 151 Coffee





February 25, 2020

Michele Berry
City of Lewisville
Economic Development & Planning
151 W Church Street
Lewisville, TX 75057
(972) 219.3455

Re: 151 Coffee Alternative Compliance

Dear Ms. Berry,

Please let this letter serve as an alternative compliance request for the 151 Coffee Development better known as Lot 7 Bloc A Valley Square Addition. The following alternative compliances are being requested.

A. City of Lewisville code of ordinances chapter 17.5-4. (d)(1)d Canopy Trees in Amenity Zone

Section 17.5-4 (d)(1)d requires canopy trees to be planted within the required Amenity Zone. Due to the Amenity Zone being located within the TxDOT Right-of-Way, an Alternative Standard is requested to allow canopy trees to be planted on the private property side within a five-foot wide landscape area between Sidewalk and Parking Lot.

B. City of Lewisville code of ordinances chapter 17.5-4. (e)(4) & (5). Sidewalks

Section 17.5-4. (e)(4) & (5) requires a 5' sidewalk along Main Street. There is an existing sidewalk in place that we would request be accepted for the sidewalk and amenity requirement. It is requested to allow the sidewalk width to be reduced from 5' to 4' which is a 20% reduction in the width of the sidewalk.

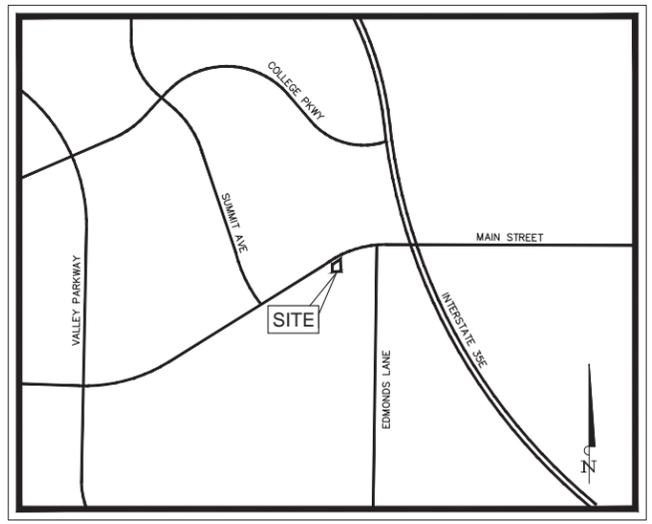
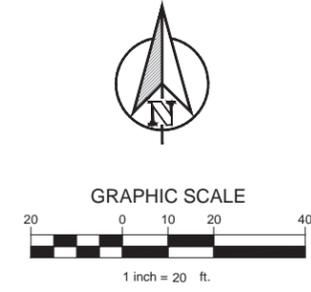
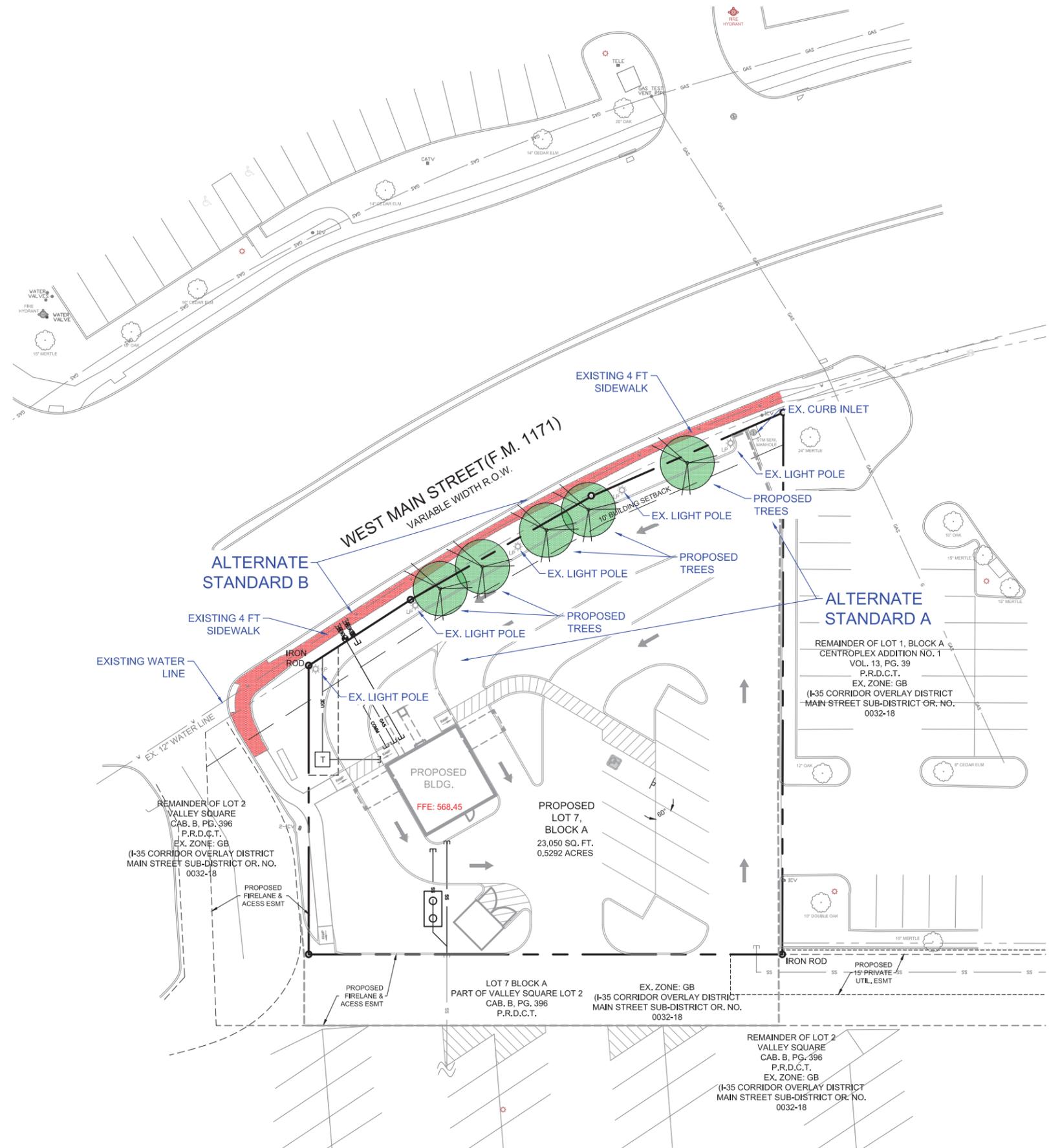
We formally request these variances be incorporated into our site plan. Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clay Cristy".

Clay Cristy, P.E.

PLOTTED BY: CLAY CRISTY
 PLOT DATE: 2/25/2020 2:40 PM
 LOCATION: X:\SHARED\PROJECTS\2019-161 151 COFFEE LEWISVILLE\CADD\SHEETS\SP-1 ALTERNATIVE COMPLIANCE SITE PLAN.DWG
 LAST SAVED: 2/11/2020 10:14 AM



VICINITY MAP
 1"=1000'
 MAPSCO 650-H

- ALTERNATE STANDARD A**
 SECTION 17.5-4 (D)(1)D REQUIRES CANOPY TREES TO BE PLANTED WITHIN THE REQUIRED AMENITY ZONE. DUE TO THE AMENITY ZONE BEING LOCATED WITHIN THE TXDOT RIGHT-OF-WAY, AN ALTERNATIVE STANDARD IS REQUESTED TO ALLOW CANOPY TREES TO BE PLANTED ON THE PRIVATE PROPERTY SIDE WITHIN A FIVE-FOOT WIDE LANDSCAPE AREA BETWEEN SIDEWALK AND PARKING LOT.

- ALTERNATE STANDARD B**
 SECTION 17.5-4. (E)(4) & (5) REQUIRES A 5' SIDEWALK ALONG MAIN STREET. THERE IS AN EXISTING SIDEWALK IN PLACE THAT WE WOULD REQUEST BE ACCEPTED FOR THE SIDEWALK AND AMENITY REQUIREMENT. IT IS REQUESTED TO ALLOW THE SIDEWALK WIDTH TO BE REDUCED FROM 5' TO 4' WHICH IS A 20% REDUCTION IN THE WIDTH OF THE SIDEWALK.

ENGINEERING SITE PLAN FOR

151 COFFEE

 LOT 7, BLOCK A,
 VALLEY SQUARE
 CITY OF LEWISVILLE,
 DENTON COUNTY, TEXAS

0.529 AC
ZONING: GB

TEXAS REGISTRATION #14199

 CLAY MOORE
 ENGINEERING
 1903 CENTRAL DR. SUITE 400
 BOZARD, TX 76022
 PHONE: 817.281.0027
 WWW.CLAYMOORE.COM

STATE OF TEXAS

 MATT MOORE
 LICENSED PROFESSIONAL ENGINEER
 95813
 02/25/2020

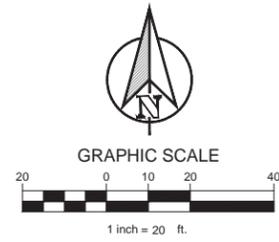
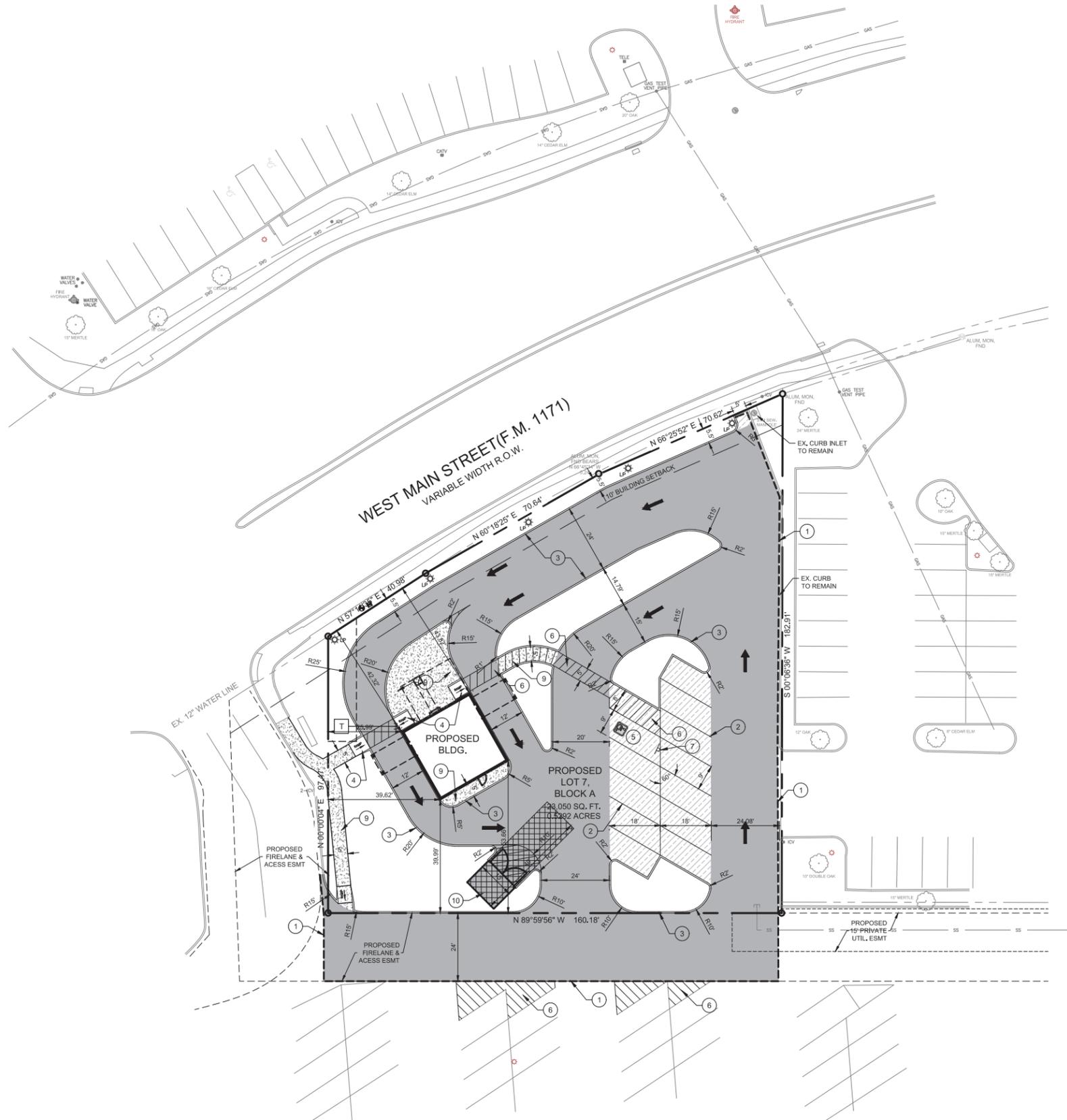
151 COFFEE
LOT 7, BLOCK A
VALLEY SQUARE
LEWISVILLE, TEXAS

NO.	DATE	REVISION	BY

ALTERNATIVE
COMPLIANCE SITE PLAN

DESIGN: HV	DATE: 02/25/2020
DRAWN: HV	SHEET
CHECKED: ASD	SP-1
File No. 2019-161	

PLOTTED BY: CLAY CRISTY
 11/15/2019 11:27 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2019-161 151 COFFEE LEWISVILLE\CADD\SHEETS\SP-1 SITE PLANDWG
 LAST SAVED: 11/15/2019 10:24 AM



PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING CONSULTANT
 Engineer: DREW DONOSKY
 P.E. No. 125651, Date: 11/11/2019

**151 COFFEE
 LOT 7, BLOCK A
 VALLEY SQUARE
 LEWISVILLE, TEXAS**

LEGEND	
	LIGHT TRAFFIC CONCRETE PAVEMENT.
	MEDIUM TRAFFIC CONCRETE PAVEMENT.
	HEAVY DUTY CONCRETE PAVEMENT.
	PROPOSED CONCRETE SIDEWALK.
	PROPOSED CONCRETE CURB AND GUTTER.
	PARKING COUNT

CONSTRUCTION SCHEDULE	
①	SAW CUT FULL DEPTH EXISTING PAVEMENT
②	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	CURB & GUTTER
④	PROPOSED PEDESTRIAN RAMP
⑤	HANDICAP SYMBOL
⑥	PAVEMENT STRIPING
⑦	HANDICAP SIGN
⑧	CURB STOP
⑨	PROP. CONCRETE PRIVATE SIDEWALK.
⑩	PROP. DUMPSTER ENCLOSURE REFER TO ARCH. PLANS FOR DETAILS

NOTES:
 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 3. AN EXTRA SACK OF CEMENT PER CUBIC YARD IS REQUIRED FOR ALL HAND POURS.
 4. ALL RIGID PAVEMENT WITHIN THE CITY RIGHT-OF-WAY OR UNDER A FIRE LANE SHALL BE PER CITY STANDARDS AND DETAILS.

SITE DATA	
EX. ZONING	COMMERCIAL
LOT AREA	0.5292 AC (23,050 SF)
PROPOSED USE	DRIVE THRU RESTAURANT
BUILDING AREA	759 SF
F.A.R.	0.03:1
PARKING REQUIRED (1 SPACE / 100 SF)	8 (1 H.C.)
PARKING PROVIDED	12 (1 H.C.)

SITE PLAN

DESIGN:	HV
DRAWN:	HV
CHECKED:	ASD
DATE:	11/11/2019
SHEET	
SP-1	
File No:	2019-161



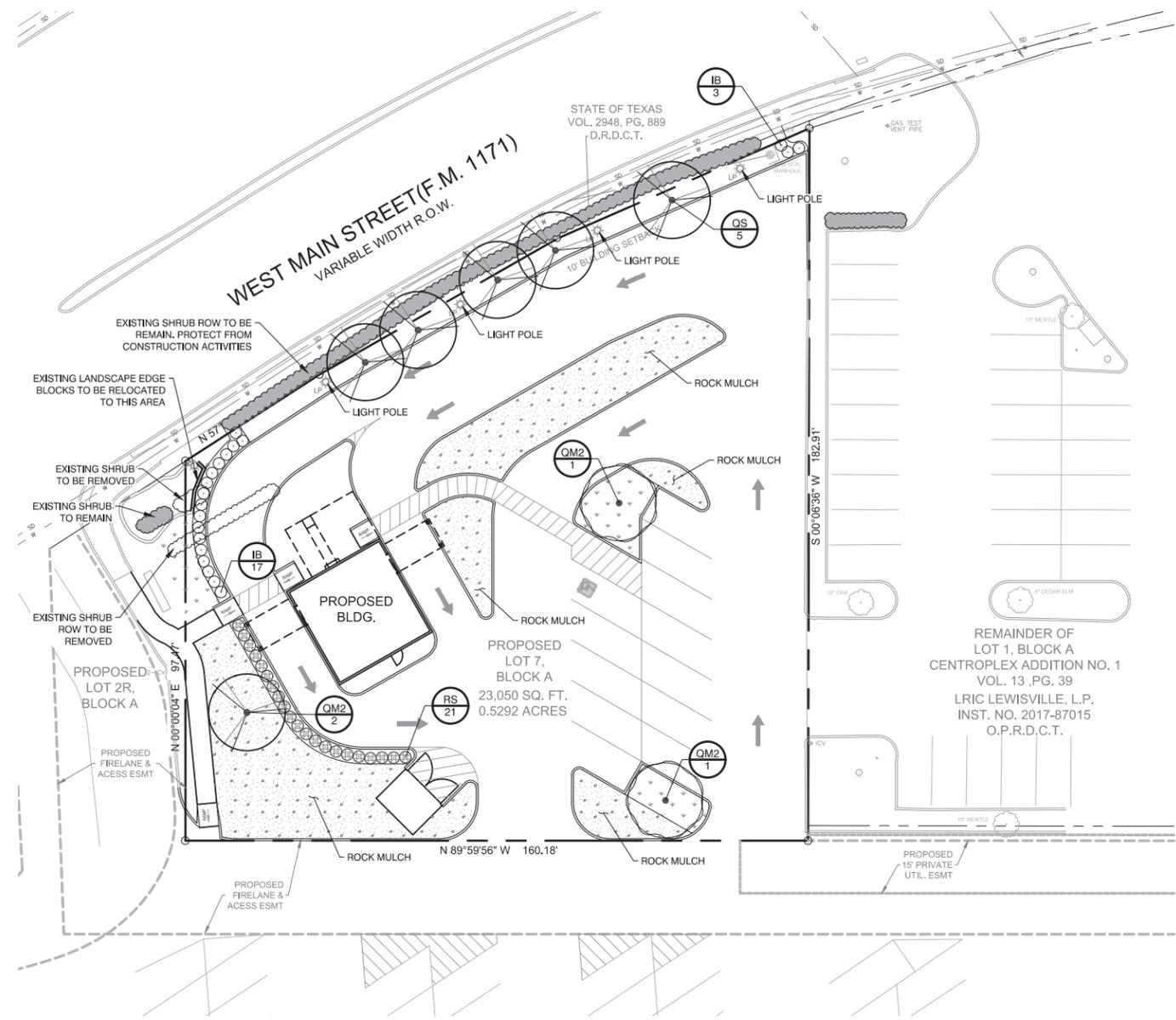
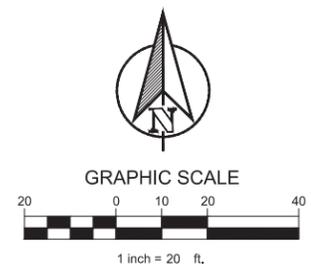
151 COFFEE
LOT 7, BLOCK A
VALLEY SQUARE
LEWISVILLE, TEXAS

No.	DATE	REVISION	BY

LANDSCAPE
PLANTING

DESIGN: JWG
DRAWN: JWG
CHECKED: RM
DATE: SHEET
LP-1

File No. 2019-161



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	
	QM2	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	2.5" CAL	10'-12'	2	
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	2.5" CAL	10'-12'	6	
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE	SPACING	QTY
	IB	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	-			36" o.c.	20
	RS	RHAPHIOLEPIS INDICA 'SNOW WHITE' / SNOW WHITE INDIAN HAWTHORN	5 GAL			36" o.c.	21
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY	
	CH	CYNODON DACTYLON '419 HYBRID' / BERMUDA GRASS	SOD			686 SF	
	DR	DECORATIVE ROCK MULCH / 1" SCREENED DECORATIVE ROCK, 3" DEPTH	MULCH			3,400 SF	

GENERAL PLANTING NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), BEFORE STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- THE LANDSCAPE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FRESH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT. AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL SHREDDED HARDWOOD MULCH TOPDRESSING IN ALL PLANTING BEDS (2" DEPTH) AND ALL TREE RINGS (3" DEPTH). DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 14G GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES, PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDS AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH, BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDSOD OR RESEEDSOD (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- PROVIDE HARDWOOD MULCH RING AROUND EXISTING TREES WHERE SHOWN. CONTRACTOR SHALL EXCAVATE EXISTING GRAVEL PRIOR TO INSTALLATION OF MULCH. SEE LP2 FOR MULCH SPECIFICATION.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE CALCULATIONS

PROPERTY IS WITHIN THE IH-35E CORRIDOR OVERLAY DISTRICT

FRONTAGE TREES	5 TREES PROVIDED
1 TREE PER 40 LF OF FRONTAGE PLACED WITHIN THE AMENITY ZONE	
183 LF FRONTAGE / 40 = 5 TREES REQUIRED	
PARKING LOT REQUIREMENTS	2 TREES PROVIDED
EVERGREEN SHRUB SCREEN 24" AT THE TIME OF PLANTING	PROVIDED
1 TREE PER 8 PARKING SPACES	
12 SPACES / 8 = 2 TREES REQUIRED	
TOTAL PARKING LOT AREA:	8,490 SF
LANDSCAPE AREA REQUIRED:	425 SF (5% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	872 SF (10.3% OF PARKING AREA)
PLANT COVER REQUIRED:	436 SF (50% OF REQ'D ISLAND AREA)
PLANT COVER PROVIDED:	467 SF (53%)

TREE MITIGATION
NO TREES EXIST ON SITE. NOT TREE MITIGATION IS REQUIRED FOR THIS PROJECT.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDSOD AREAS AND AREAS DESIGNATED FOR ROCK MULCH PER PLANS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

CHRIS ROSE
1/3/2020 3:30 PM
C:\USERS\CMROS\RODNEY\EDG - SHARED\2019\151 COFFEE - LEWISVILLE TX\151 COFFEE LEWISVILLE 2020-01-03.DWG
LAST SAVED: 1/3/2020 2:44 PM



Know what's below.
Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CIVIL ENGINEER OF RECORD DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.



All drawings and written material herein constitute the original and unpublished work of the Architect, and the same may not be duplicated, used or disclosed without the written consent of the Architect.

08/30/2019	REVISION
PROJECT NUMBER	2838
DATE	08/30/2019
SHEET	EXTERIOR ELEVATIONS
A-200	
DWG. FILE	PLOT SCALE

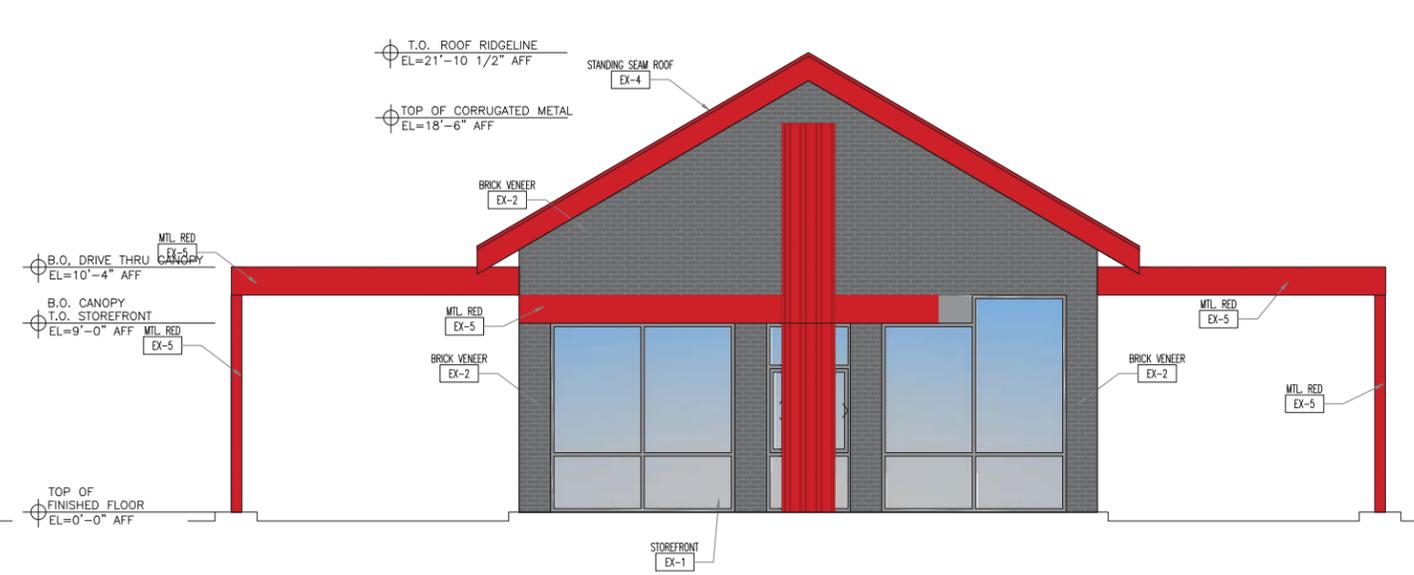
EXTERIOR FINISH TABLE (WEST):
 TOTAL SQUARE FOOTAGE: 343.75 SF
 (EXCLUDES METAL ROOF, AWNING, SIGN PILASTER)
 MASONRY/BRICK=129.75 SF - 129.75/343.75 = 38%
 GLASS STOREFRONT=211.8 SF - 211.8/343.75 = 62%

EXTERIOR MATERIALS SCHEDULE:
 EX-1 CLEAR ANODIZED ALUMINUM STOREFRONT WITH INSULATED GLAZING
 EX-2 MODULAR BRICK, ACME SMOOTH TEXTURE SLATE GRAY, PEP167 ITEM 106905
 EX-3 CORRUGATED METAL SIDING, RED FINISH
 EX-4 PRE-FINISHED STANDING SEAM METAL ROOF, RED FINISH
 EX-5 PRE-FINISHED BRICK METAL, RED FINISH
 EX-6 6" DIAMETER ILLUMINATED SIGNAGE
 EX-7 18" ILLUMINATED CHANNEL LETTERING

EXTERIOR FINISH TABLE (NORTH):
 TOTAL SQUARE FOOTAGE: 319 SF
 (EXCLUDES GABLE, ROOF, AWNING, SIGN PILASTER)
 MASONRY: BRICK=107.4 SF - 107.4/319 = 31%
 GLASS STOREFRONT: 200 SF - 200/319 = 63%



02 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

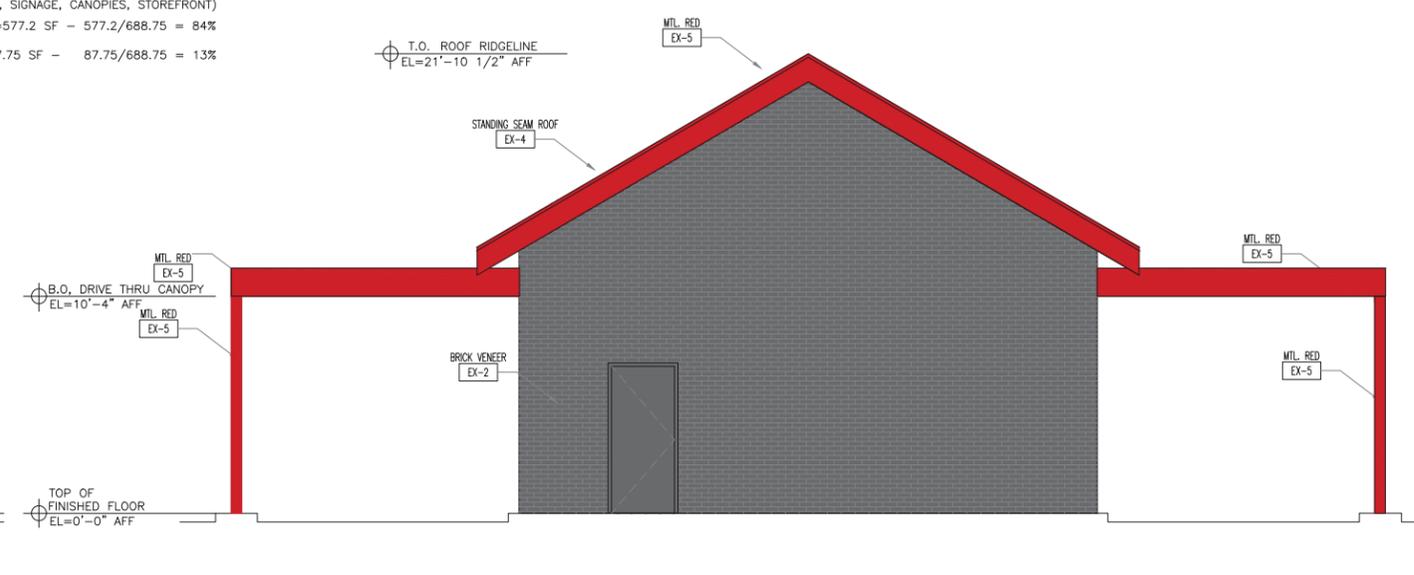


01 NORTH ELEVATION (FACING MAIN STREET)
 SCALE: 1/4" = 1'-0"

EXTERIOR FINISH TABLE (EAST, SOUTH ELEVS):
 TOTAL SQUARE FOOTAGE: 688.75
 (EXCLUDES EAVES, SIGNAGE, CANOPIES, STOREFRONT)
 MASONRY: BRICK=577.2 SF - 577.2/688.75 = 84%
 STOREFRONT: 87.75 SF - 87.75/688.75 = 13%



04 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



03 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"