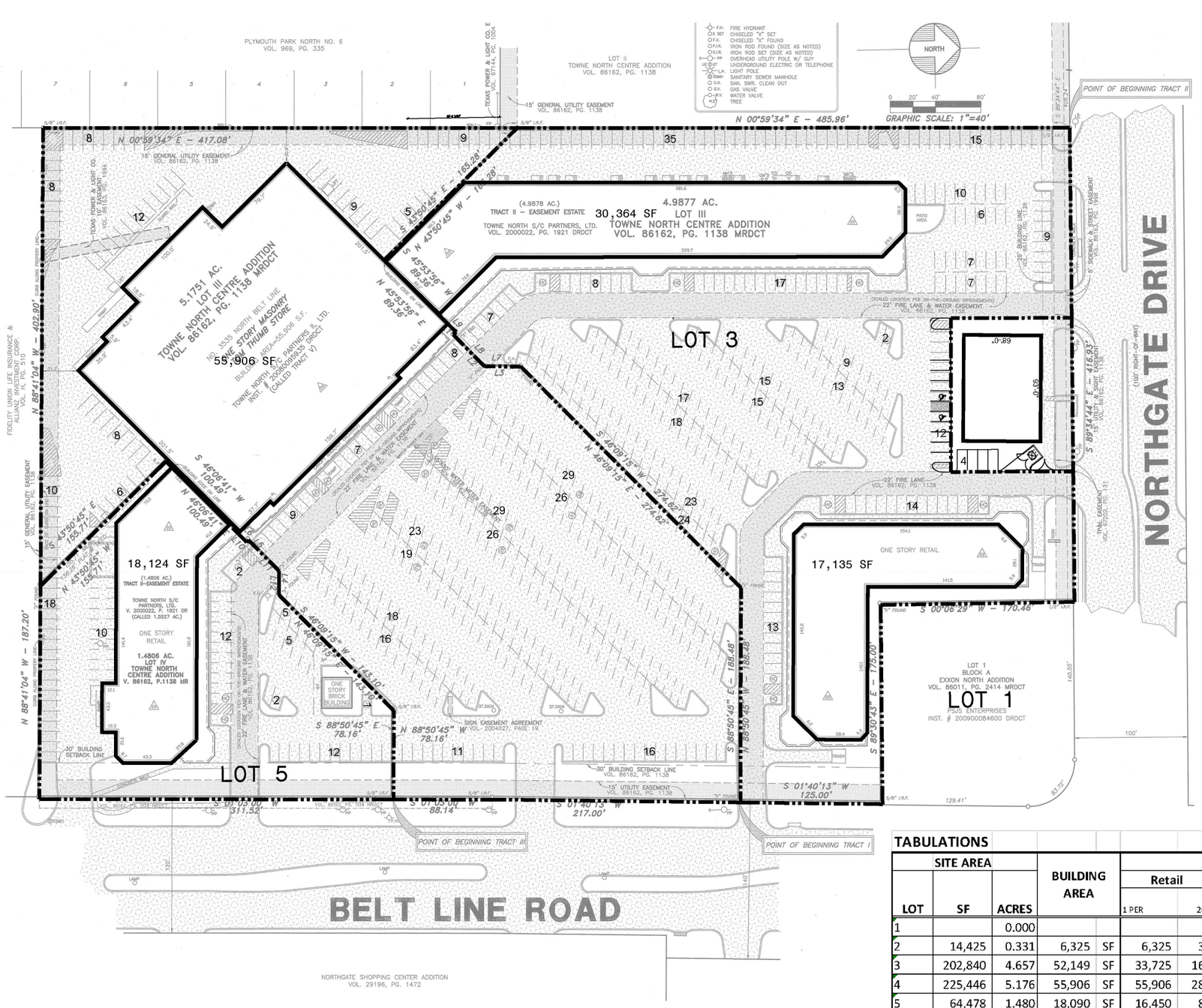

NORTH

01 SITE PLAN

1" = 100'-0"

to meet 10% variance with only lots 2 & 3, then building to be 6000 sf retail

TABULATIONS

LOT	SITE AREA SF	SITE AREA ACRES	BUILDING AREA		PARKING REQUIRED Retail 1 PER	Retail 200	Restaurant 1/2 seats (use 1/75) or, DT 1/	Restaurant 125	Med/Dental 5 PER	Med/Dental 200	TOTAL REQ'D	TOTAL REQ'D w 10% variance	TOTAL REQ'D w 15% variance	TOTAL PROV.	PARKING RATIO	
1		0.000									336	302	286	300		/1000 SF
2	14,425	0.331	6,325	SF	6,325	32					32	29	27	4	0.632	/1000 SF
3	202,840	4.657	52,149	SF	33,725	169	7,874	105	5,900	30	304	274	258	296	5.676	/1000 SF
4	225,446	5.176	55,906	SF	55,906	280					280	252	238	304	5.438	/1000 SF
5	64,478	1.480	18,090	SF	16,450	83	1,640	22			105	95	89	67	3.704	/1000 SF
TOTAL	507,189	11.64	132,470		95,956	564	7,874	127	5,900	30	721	649	613	671	5.0653	/1000 SF

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

TOWNE NORTH IRVING

IRVING, TEXAS
LONGPOINT

SP07

JOB NO: 21-051
ISSUE DATE: 11/29/2022
SCALE:AS NOTED

GSO ARCHITECTS
DALLAS, TX 972.385.9651
www.GSOarchitects.com
COPYRIGHT © 2017 GSO ARCHITECTS, INC.
THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM GSO ARCHITECTS, INC.