

LEGEND	
	NEW CONSTRUCTION
	DEMISING PARTITION
	EXISTING PARTITIONS TO REMAIN

SITE PLAN

SUBDIVISION: CREEK VIEW PHASE 2, LOT 1, BLOCK B
 OWNER NAME: 702 S. DENTON TAP RD LLC
 OWNER ADDRESS: 702 S. DENTON TAP RD LLC, 200 WELLS AVE., NEWTON, MA 02459
 OWNER PHONE NUMBER: 617.453.9082
 OWNER EMAIL ADDRESS: david.paley@russianschool.com

APPLICANT NAME: 702 S. DENTON TAP RD LLC
 APPLICANT ADDRESS: 702 S. DENTON TAP RD LLC, 200 WELLS AVE., NEWTON, MA 02459
 APPLICANT PHONE NUMBER: 617.453.9082
 APPLICANT EMAIL ADDRESS: david.paley@russianschool.com

PLAN PREPARED BY: STATTON DESIGN GROUP, INC.
 PREPARER'S ADDRESS: 13355 NOEL ROAD, SUITE 1100, DALLAS, TX 75240
 PREPARER'S PHONE NUMBER: 817.903.3301
 PREPARER'S EMAIL ADDRESS: jom@stattondesigngroup.com

SITE DATA TABLE

EXISTING ZONING: RETAIL
 EXISTING USE: PERSONAL SERVICES (7,580 SQUARE FEET GROSS)
 PROPOSED ZONING: PERSONAL SERVICES
 PROPOSED USE: PERSONAL SERVICES (7,580 SQUARE FEET GROSS)
 EXISTING BUILDING AREA (NO CHANGE): 7,580 S.F.
 BUILDING HEIGHT: 37.4' (APPROX)
 EXISTING PARKING: 23 STANDARD PARKING SPOTS AND 2 HANDICAP PARKING SPOTS
 PROPOSED PARKING: 30 STANDARD PARKING SPOTS AND 2 HANDICAP PARKING SPOTS

SUITE NUMBER	SQUARE FOOTAGE USABLE	PARKING RATIO/ SPACES REQD.
100	3,762	18.8 (1/200 SF)
110	1,052	5.3 (1/200 SF)
120	1,641	5.5 (1/300 SF)
COMMON AREA	1,043	NOT APPLICABLE
	7,580	29.6

CURRENT PARKING AREA: 5,535 S.F.
 PROPOSED PARKING AREA: 6,668 S.F. (ADDING 7 PARKING SPACES 9' X 18' TYP.)
 COVERAGE: 16%

PROPOSED FLOOR PLAN FOR RUSSIAN SCHOOL OF MATHEMATICS AT 702 S. DENTON TAP ROAD, COPPELL, TX 75019

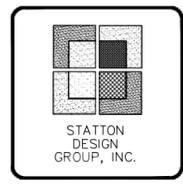
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AutoCAD SHX Text
 BREAK

CREEK VIEW PHASE 2,
 LOT 1, BLOCK B
 DATE: APRIL 6, 2023
 THE RUSSIAN SCHOOL OF MATHEMATICS



STATTON DESIGN GROUP, INC.
 PLANNING / INTERIOR DESIGN
 13355 NOEL ROAD, SUITE 1100
 DALLAS, TX 75240
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REVISIONS:

DATE: 4.6.2023

JOB NUMBER: 2023.003

FLOOR PLAN
 FP.1