CEDAR'S COMPLEX

Location: Allen, Texas
Date: Spring 2018
Type: Mixed use apartments & retail
Budget: 7 M

Description:

Schematic design of mixed use apartments and retails building located in downtown Allen, Texas.This project will be on a corner lot, facing the parks and amenities provided by city of Allen.Therefore, the design suggest an open plan with a lot of windows to face the parks. Also, the Balconies are bigger than typical apartments,Suggesting space for vegetation or outdoor living space. Some units are designed to have a view of the pool in center of building in addition to the parks view. The pool is placed on second floor with multiple amenity features such as gym, game room, social room, and etc. The first level accommodates for retail spaces in front, grand double volume entry in center, and garage in the back.

CEDAR'S COMPLEX

PROJECT INFORMATION

ADDRESS 379 N CEDAR DRIVE, ALLEN, TEXAS 75002

DESCRIPTION FIVE STORY MIX USE BUILDING

PRIMARY USE RESIDENTIAL AND COMMERCIAL

LOT AREA 16,517 SQF

BUILDING AREA 13,600 SQF

REGULATORY DIRECTORY

ALLEN CITY HALL, PLANNING DIVISION

305 CENTURY PKWY, ALLEN, TX 75013
PHONE: 214.509.4160
FAX: 214.509.4179
WEBSITE: https://www.cityofallen.org/903/Planning-Division

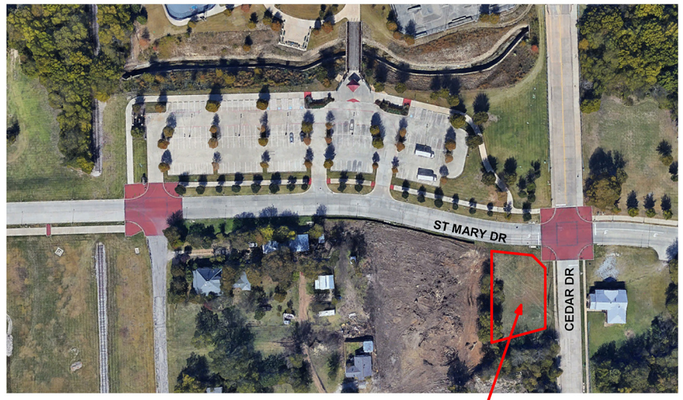
REGULATORY CODE

GOVERNING CODES:
ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO, THE REQUIREMENTS OF THE FOLLOWING AND ANY OTHER STATE AND LOCAL CODES HAVING JURISDICTION.

INTERNATIONAL BUILDING CODE.....2015
INTERNATIONAL RESIDENTIAL CODE 2015
INTERNATIONAL PLUMBING CODE 2015
INTERNATIONAL MECHANICAL CODE 2015
INTERNATIONAL ENERGY CONSERVATION CODE 2015
INTERNATIONAL FIRE CODE 2015
NATIONAL ELECTRICAL CODE.....2014

REGULATORY CODE INFORMATION VERIFIED ON 2018.07.16

LOCATION MAP



379 N CEDAR DRIVE,ALLEN, TEXAS

PROJECT ISSUES

DATE	PHASE
2018.07.18	SCHEMATIC DESIGN

SHEET INDEX

SHEET #	SHEET NAME	ISSUE DATE	REV. DELTA	REV DATE
A-0.00	COVER	2018.07.18		
A-2.00	DIAGRAMS	2018.07.18		
A-3.00	FLOOR PLANS	2018.07.18		
A-3.01	FLOOR PLANS	2018.07.18		
A-4.00	ELEVATIONS	2018.07.18		

ULTIMATE AT DESIGN
581 Talia Cir, Fairview, Texas 75069
www.ultimateatdesign.com
209-232-0078
OMID FARZADPOUR

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NOT FOR CONSTRUCTION

CLIENT: ALI R. FARZADPOUR
PROJECT NAME AND ADDRESS
CEDAR'S COMPLEX
379 N CEDAR DRIVE
ALLEN, TEXAS 75002

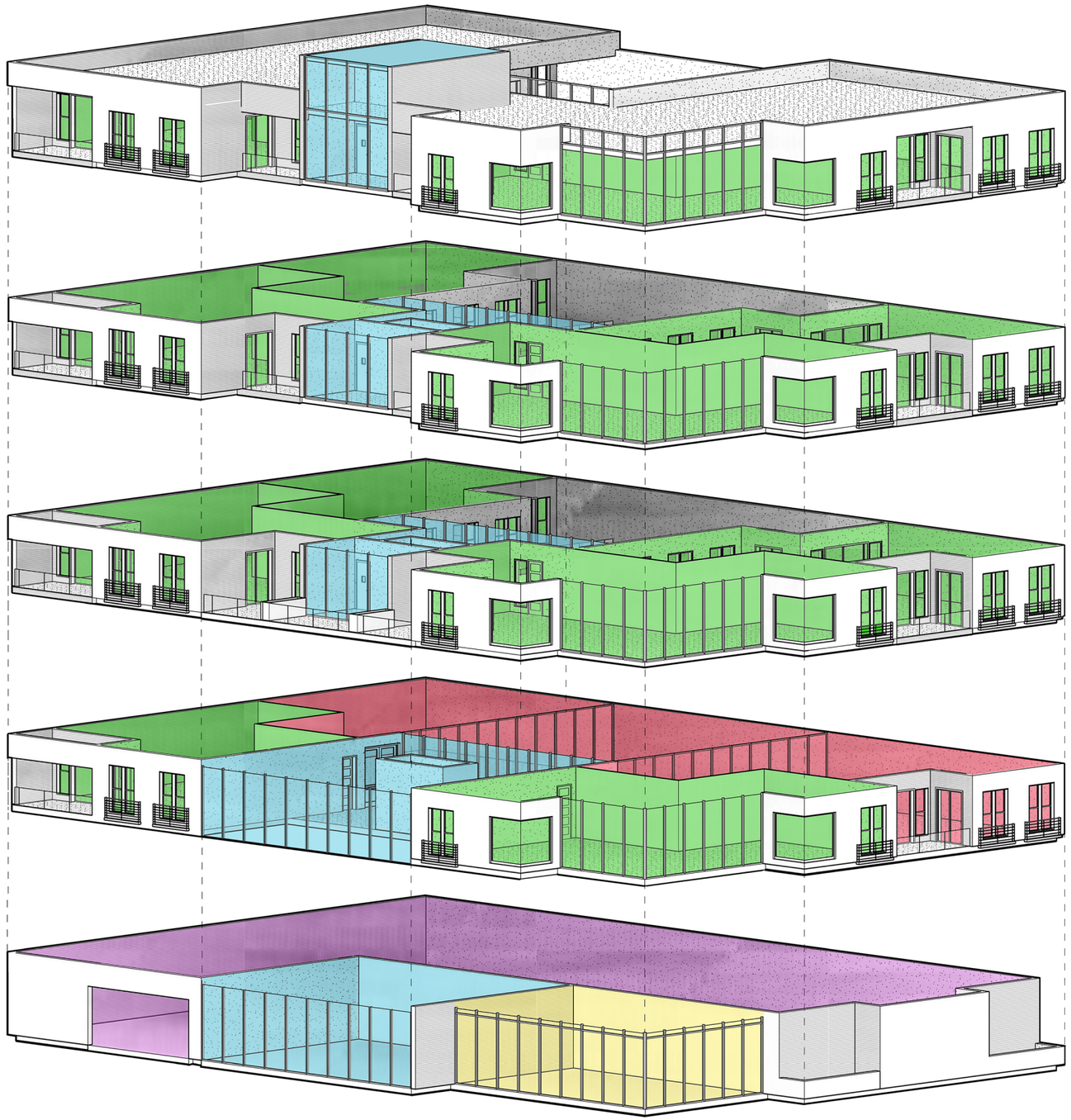
start date		
document issues		
Δ	date	revision
	2017.xx.xx	ISSUE

job phase: SD
drawn by: OF
reviewed by: OF

project number
18005

sheet number
A-0.00

sheet title
COVER



1 BUILDING USE DIAGRAM
SCALE: NTS

BUILDING ANALYSIS:

SQF PER USE:	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL
PARKING:	10,500	-	-	-	-	10,500
ENTRY AND CIRCULATION:	1,900	2,400	1,100	1,100	1,100	7,600
OFFICE SPACE:	1,200	-	-	-	-	1,200
COMMUNAL SPACE:	-	7,200	-	-	-	7,200
RESIDENCE UNITS:	-	4,000	10,200	10,000	10,000	34,200
TOTAL:	13,600	13,600	11,300	11,100	11,100	60,700

PARKING ANALYSIS:

RESIDENTIAL UNITS:

NUMBER OF PROPOSED UNITS: 14 UNITS

NUMBER OF REQUIRED PARKING @ 2.25/UNIT RATIO: 32

OFFICE SPACE:

PROPOSED SQF: 1200 SQF

NUMBER OF REQUIRE PARKING @ 1/300SQF RATIO: 4

TOTAL:

TOTAL NUMBER OF REQUIRED PARKING: 36

TOTAL NUMBER OF PROVIDED PARKING: 38

TOTAL NUMBER OF ADA PARKING: 2 (MIN OF 1 VAN PARKING)

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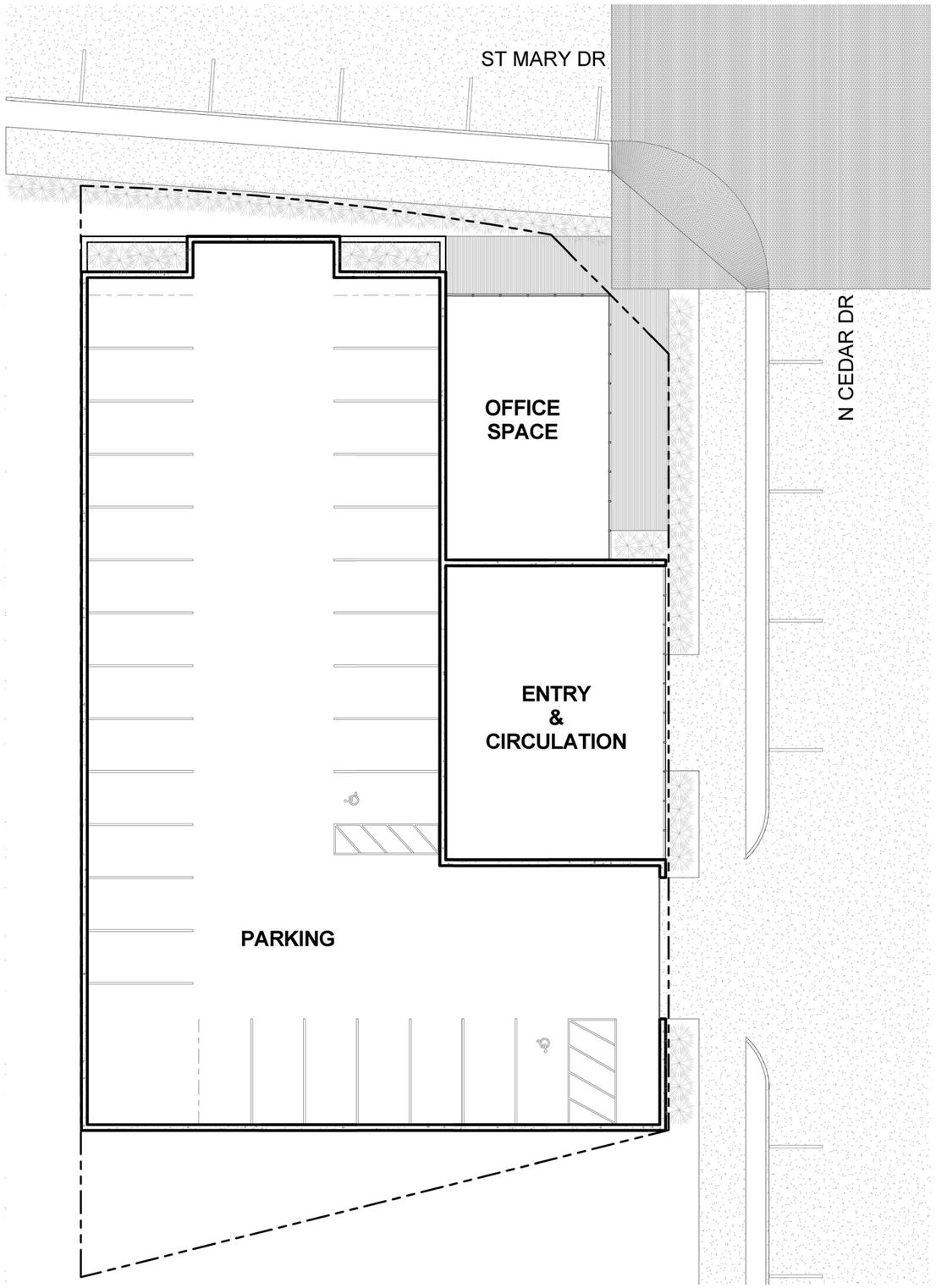
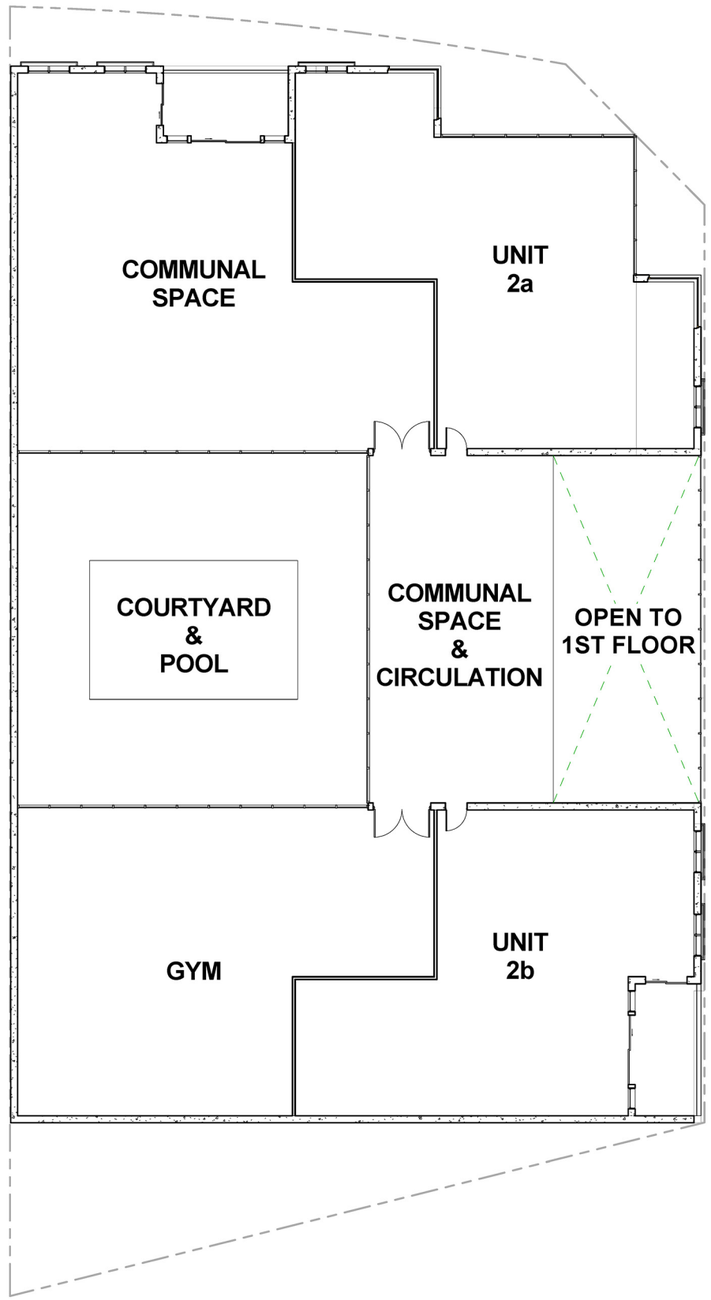
18005

sheet number
A-2.00

sheet title
DIAGRAMS



1 FLOOR PLAN, LEVEL 1
1" = 10'-0"



2 FLOOR PLAN, LEVEL 2
1" = 10'-0"

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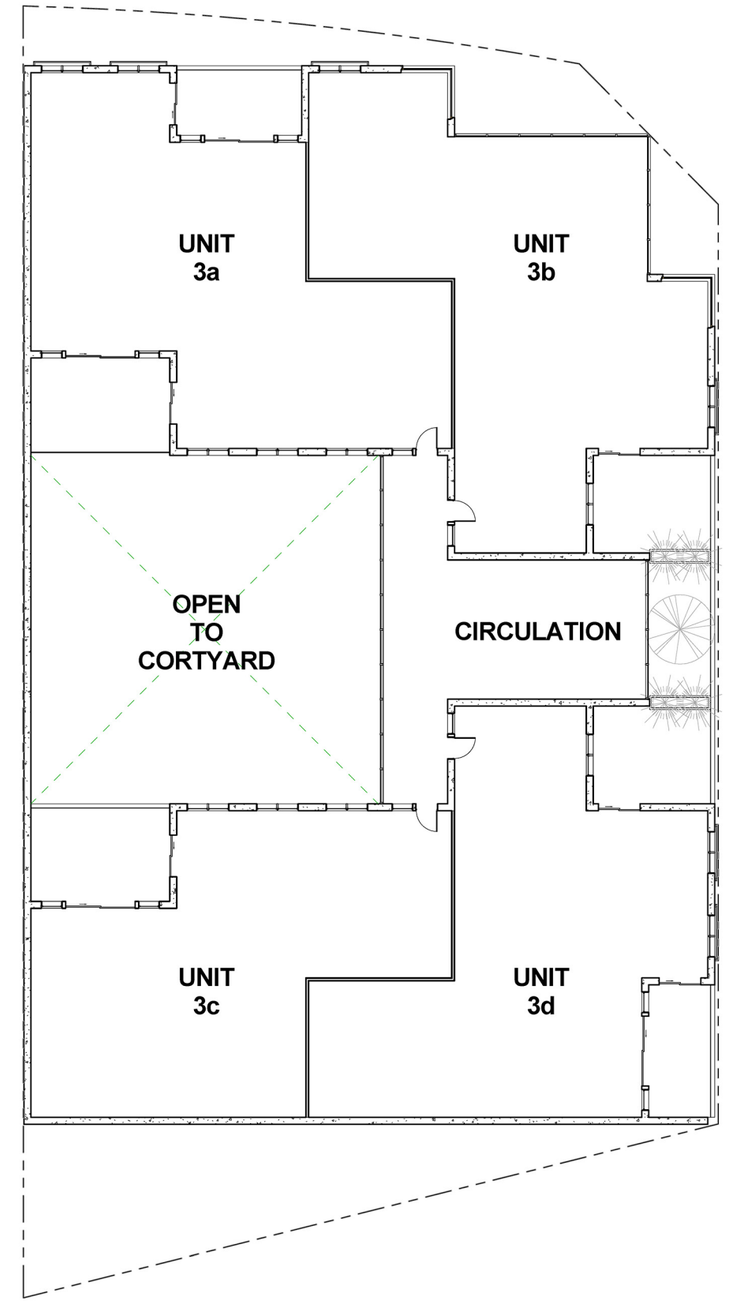
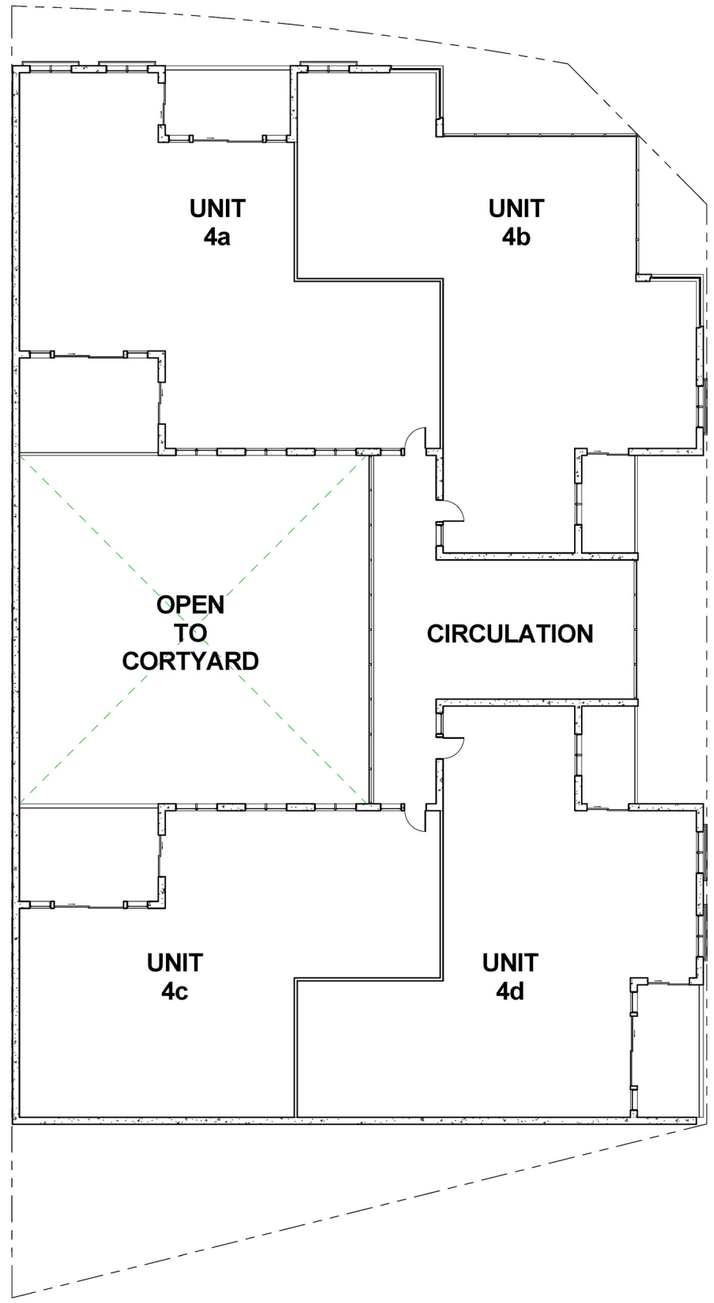
18005

sheet number
A-3.00

sheet title
FLOOR PLANS



1 FLOOR PLAN, LEVEL 3
1" = 10'-0"



2 FLOOR PLAN, LEVEL 4
1" = 10'-0"

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18005

sheet number
A-3.01

sheet title
FLOOR PLANS

1 ELEVATION @ N CEDAR DR
1/8" = 1'-0"

2 ELEVATION @ ST MARY DR
1/8" = 1'-0"

3 SECTION @ CENTER OF BUILDING
1/8" = 1'-0"

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sheet number
A-4.00

sheet title
ELEVATIONS