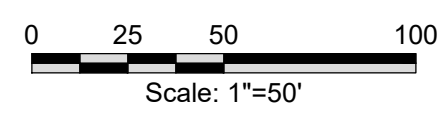
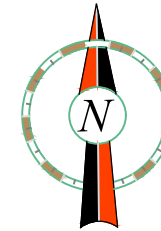
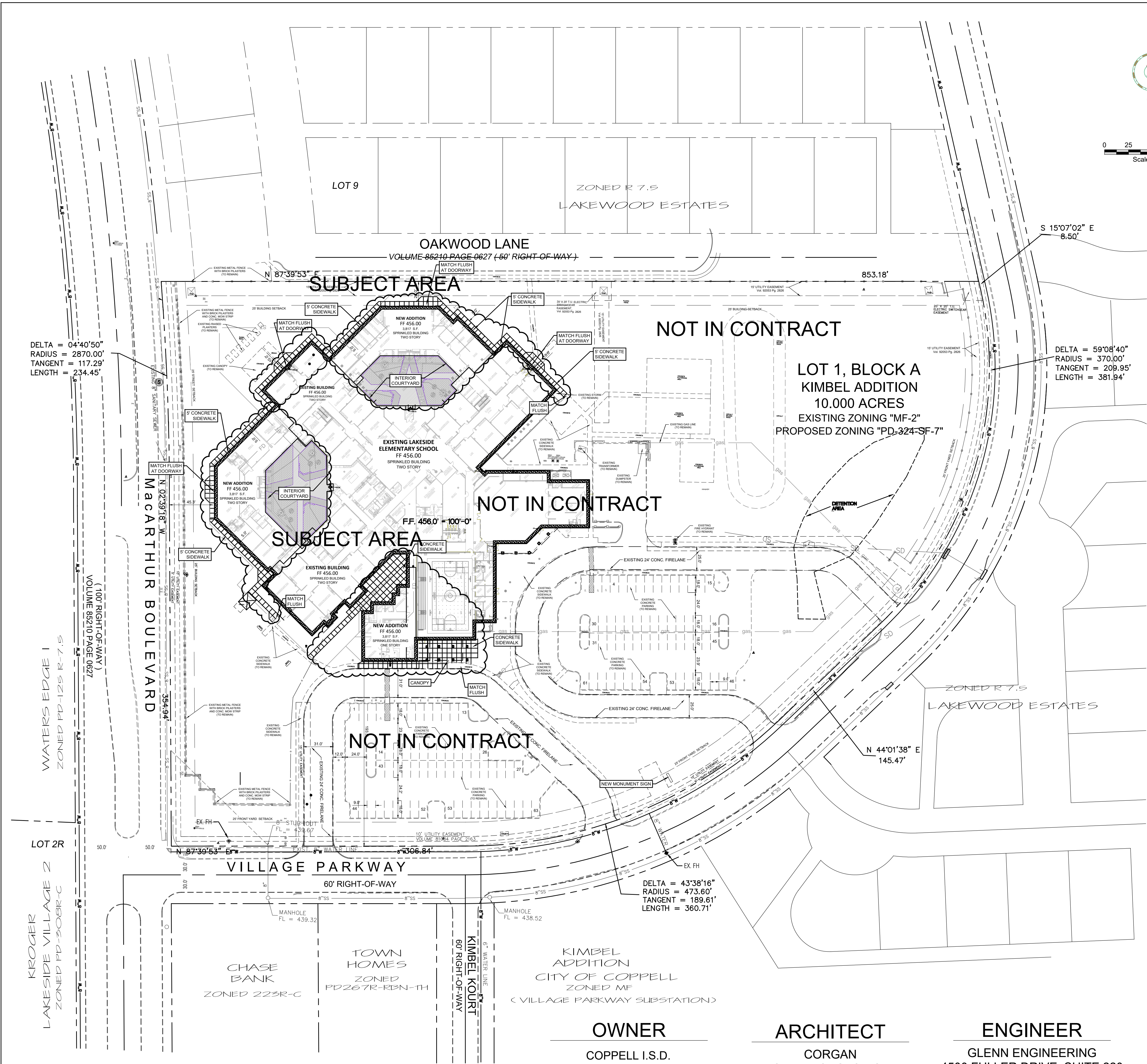


Aug 07, 2025 - 9:01am User: Robert
\\ROBERT-PC\Public\Bak's Projects\COPPELL\LAKESIDE ELEMENTARY\2025 ADDITION\BIDSET\2025 LAKESIDE ELEM ADDN ENG.dwg



BUILDING SQUARE FOOTAGES	
EXISTING ELEMENTARY SCHOOL 1st LEVEL (CURRENT)	59,280 sf
2nd LEVEL	17,322 sf
NEW BUILDING ADDITION	21,054 sf
TOTAL ADDITIONAL SF	21,054 sf
TOTAL BUILDING FOOTPRINT	80,334 sf
TOTAL BUILDING SF (BOTH LEVELS)	97,656 sf

SITE DATA SUMMARY TABLE	
EXISTING ZONING	MF- MULTI FAMILY
PROPOSED ZONING	PD-324-SF-7
SPECIAL CONDITIONS	
USE	ELEMENTARY SCHOOL
LOT AREA	10 ACRES OR 435,600 SF
REQUIRED SETBACK	FRONT YARD SETBACK 25' SIDE YARD SETBACK 25' (STREET) REAR YARD SETBACK 20'
BUILDING AREA (NEW TOTAL)	21,054 SF
PROPOSED BUILDING ADDITION	80,334 SF
TOTAL BUILDING AREA (FOOTPRINT)	18.4%
BUILDING COVERAGE (FAR)	
EXISTING BUILDING HEIGHT	35'-0" (2 STORY) *MEASURED TO PEAK*

PLANNED DEVELOPMENT CONDITIONS	
1) TP ALLOW THE EXISTING TUBULAR STEEL FENCE TO REMAIN IN LIEU OF A MASONRY SCREENING WALL ADJACENT TO THE RESIDENTIAL ZONING ON OAKWOOD LANE.	
EXISTING SITE CONDITIONS	
1. EXISTING HEIGHT OF ELEMENTARY SCHOOL IS 35 FEET.	

PARKING REQUIREMENTS	
1 PER 5 SEATS IN AUDITORIUM OR	450/5 = 90 TOTAL REQUIRED OR
1 PER EACH CLASSROOM (+6 SPACES)	49 + 6 = 55 TOTAL REQUIRED
WHICHEVER IS GREATER	90 TOTAL SPACES REQUIRED

PARKING TABULATIONS	
EXISTING PARKING PROVIDED	(9.0' X 18.0') 119
EXISTING HANDICAP PARKING SPACE	(9.0' X 18.0') 5
TOTAL PARKING PROVIDED	124

- GENERAL NOTES:**
1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB
 2. ALL FIRE LANES, PARKING STRIPING, HOOP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF COPPELL REQUIREMENTS, TYP.
 3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF COPPELL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 5. ALL WORK SHALL CONFORM TO THE CITY OF COPPELL SPECIFICATIONS, STANDARDS, AND DETAILS.
 6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF COPPELL ENGINEERING DEPARTMENT FOR REVIEW.
 10. MARK FIRE LANES TO THE CITY OF COPPELL SPECIFICATION: "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 11. ALL EXISTING FENCING SHALL REMAIN
 12. EXISTING PARKING STALLS ARE 9.0'X18.0'

NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE, THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

CORGAN

CORGAN
401 N. Houston St.
Dallas, TX 75202
T: 214.748.2000
F: 214.653.8281

ISSUES	
1	08-27-25 DD CHECK SET
2	08-08-25 60% REVIEW SET
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REVISIONS	
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GLENN ENGINEERING

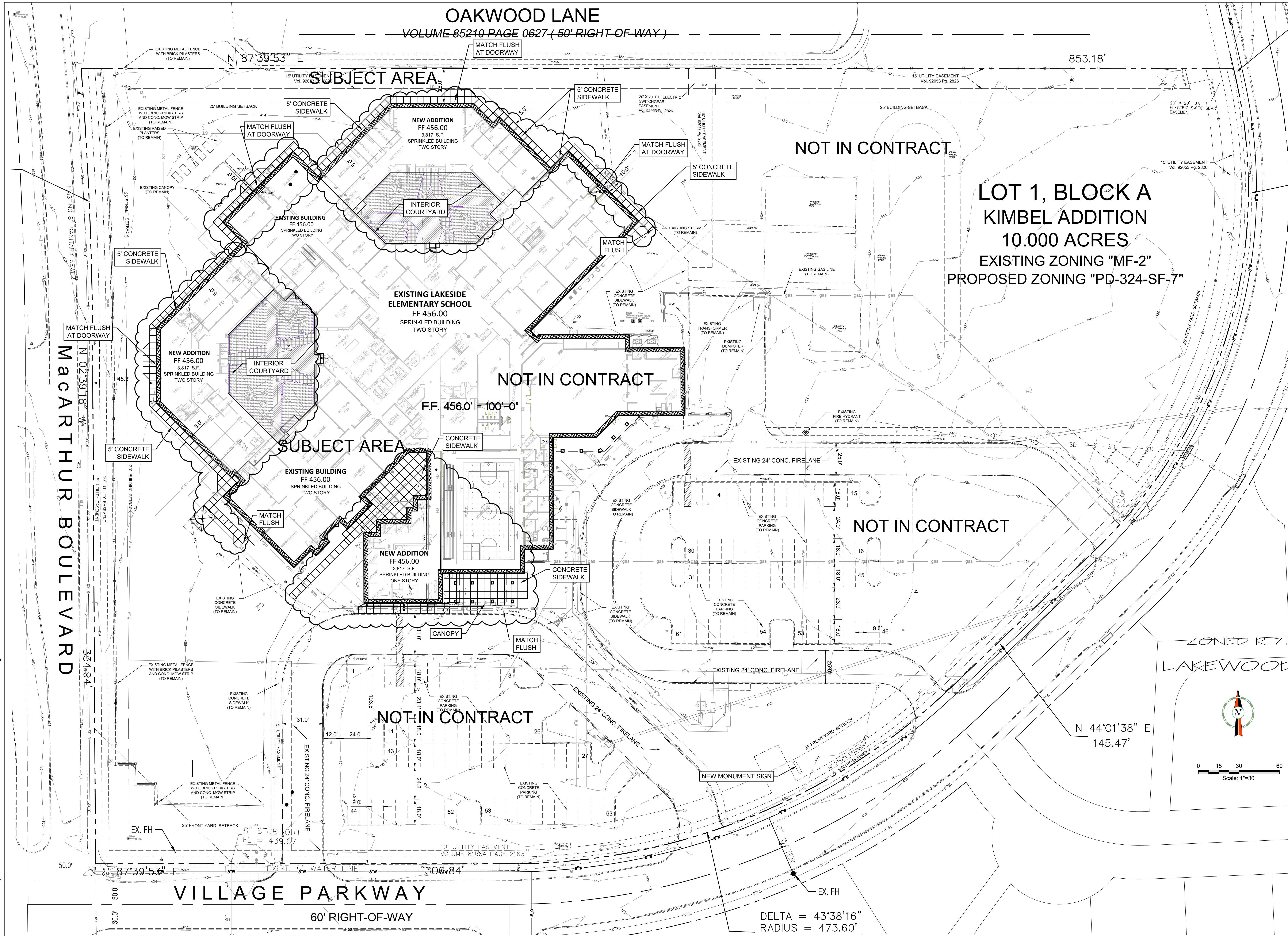
T.B.P.E. FIRM REGISTRATION NO. F - 303
PHONE 972-717-5151 FAX 972-717-2176
4500 FULLER DRIVE - SUITE 220 IRVING, TEXAS 75038

LAKESIDE ELEMENARTY SCHOOL
ADDITIONS AND RENOVATIONS
LOT 1, BLOCK A
KIMBEL ADDITION
COPPELL, TEXAS
For:
Coppell Independent School District
1100 VILLAGE PKWY. COPPELL, TX, 75019

OVERALL SITE PLAN

JOB 25227.0000
DATE 08/08/2025
SHEET
C03.00

OWNER COPPELL I.S.D. 200 S. DENTON TAP ROAD COPPELL, TEXAS 75019 (214) 496 - 6000	ARCHITECT CORGAN 401 NORTH HOUSTON STREET DALLAS, TEXAS 75202 (214) 757-1696	ENGINEER GLENN ENGINEERING 4500 FULLER DRIVE, SUITE 220 COPPELL, TEXAS 75038 (972) 717-5151
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CORGAN

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Dallas, TX 75202
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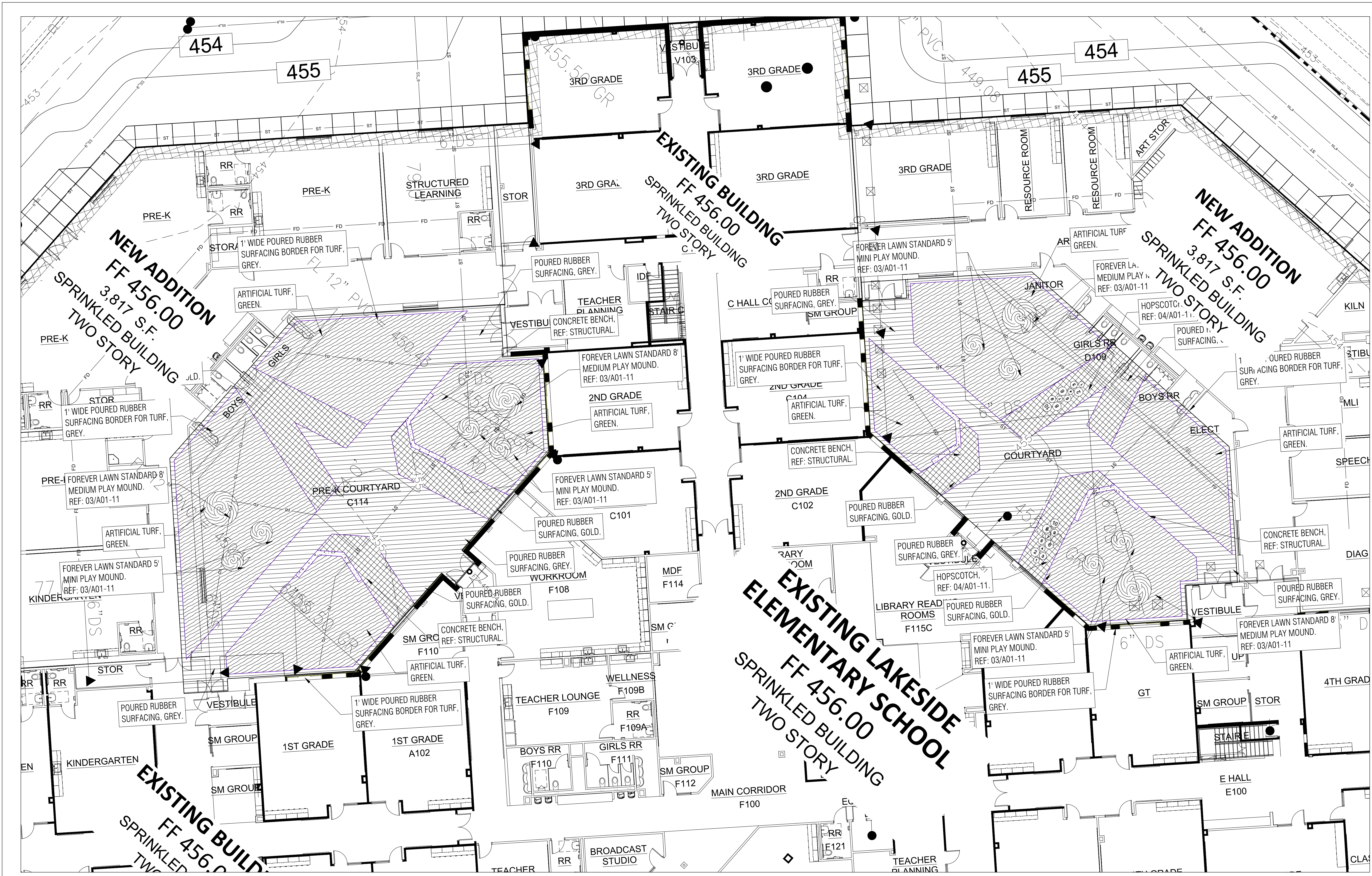
GLENN ENGINEERING
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PHONE 972-717-5151 FAX 972-717-2176
4500 FULLER DRIVE - SUITE 220 IRVING, TEXAS 76038

LAKESIDE ELEMENTARY SCHOOL
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KIMBEL ADDITION
COPELL, TEXAS
For:
Coppell Independent School District
1100 VILLAGE PKWY. COPELL, TX, 75019

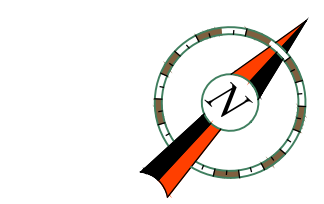
DETAILED
SITE PLAN

JOB 25227.0000
DATE 08/08/2025
SHEET

C03.01



Aug 07, 2025 - 9:01am User: Robert
PROJECT: C03 Lakeside Elementary School
PROJECT: C03 Lakeside Elementary School



0 5 10 20
Scale: 1"=10'

SURFACING COURTYARD LEGEND	
	ARTIFICIAL TURF (GREEN)
	CONCRETE BENCH, REF. STRUCTURAL
	POURED RUBBER SURFACING (GOLD)
	POURED RUBBER SURFACING (GREY)

CORGAN

CORGAN
401 N. Houston St.
Dallas, TX 75202
T: 214.748.2000
F: 214.653.8281

ISSUES

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2	08-08-25	60% REVIEW SET
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REVISIONS

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COPELL, TEXAS
For:
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1100 VILLAGE PKWY. COPELL, TX, 75019

COURTYARD -
SURFACING
PLAN

JOB 25227.0000
DATE 08/08/2025
SHEET

C03.02