

**COPPEL CONFERENCE CENTER AND HOTEL COMPLEX**  
 LOTS 2R, BLOCK C  
 DUKE LESLEY ADDITION  
 1680 POINT WEST BLVD.  
 COPPELL, TEXAS

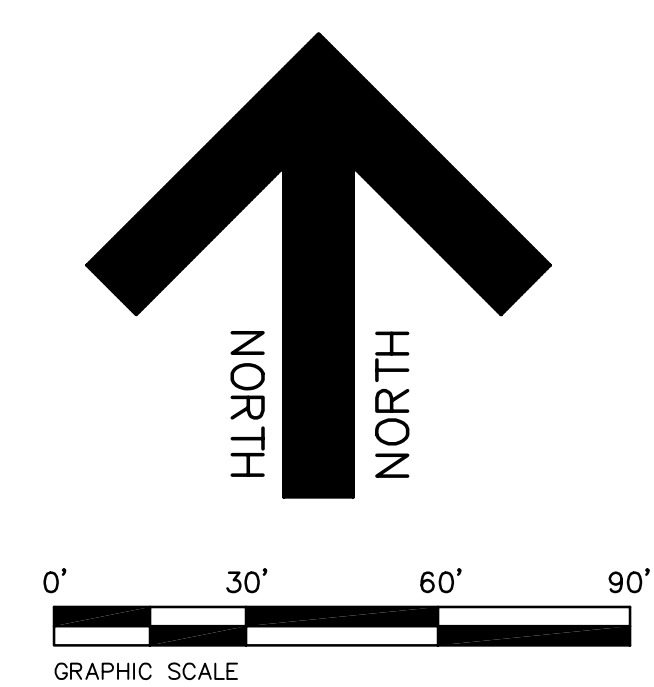
**OWNER/APPLICANT:**  
 ZENOSH LLC  
 2311 TEXAS DRIVE SUITE 105  
 IRVING, TX 75062  
**CONTACT: MR. SUHAS NAIK**

**REVISIONS:**

DATE	REVISION
3/11/13	PER CITY REVIEW
3/27/13	PER CITY REVIEW

**SHEET TITLE**  
**SITE PLAN**  
**PD-221R2 HC**

DATE: FEB. 20, 2013  
 SCALE: 1" = 30'  
 DRAWN BY: SAS  
 CHECKED BY: JDJR  
 SHEET NO.  
**1A OF 3**  
 JDJR FILE NO. 116-16-12



**SITE PLAN NOTES**

A. Site provisions above requirements:

1. Landscape: Ornamental shrubs, ground covers, and grasses that exceed the landscape ordinance.
2. Hotel Amenities – All amenities will be available for use by all guest in any facility. Total Site amenities include;
  - a. Outdoor Pool
  - b. Game Room
  - c. Weight / Fitness Room (x2)
  - d. Conference / Convention Center with 9,400 square foot meeting room
  - e. Full Service Restaurant
  - f. Raised Lawn/Activity Space
  - g. Outdoor Courtyard
  - h. Landscaped entry promenade with water feature
3. Entire Hotel + Convention Center Complex exceeds 4 acre minimum.

**SITE DATA**

SITE AREA \_\_\_\_\_ 218,038 SF (5.006 AC)  
 ZONING \_\_\_\_\_ PD-221R2 HC  
 PROPOSED USE \_\_\_\_\_ 6 STORY HOTEL (157 ROOMS), MEETING AREA AND RESTAURANT

**BUILDING AREA**

FOOTPRINT  
 HOTEL \_\_\_\_\_ 18,408 SF  
 MEETING \_\_\_\_\_ 9,400 SF  
 RESTAURANT \_\_\_\_\_ 2,000 SF  
 OTHER \_\_\_\_\_ 8,138 SF  
 TOTAL FOOTPRINT \_\_\_\_\_ 37,946 SF

TOTAL HOTEL AREA (6 STORIES) \_\_\_\_\_ 89,320 SF  
 TOTAL BUILDING AREA \_\_\_\_\_ 106,858 SF

BUILDING HEIGHT \_\_\_\_\_ 75 FEET

**PARKING**

**REQUIRED**  
 HOTEL \_\_\_\_\_ 1 PER ROOM (157 SPACES)  
 MEETING \_\_\_\_\_ 1/100 SF (94 SPACES)  
 RESTAURANT \_\_\_\_\_ 1/100 SF (20 SPACES)  
 TOTAL REQUIRED \_\_\_\_\_ 271 SPACES

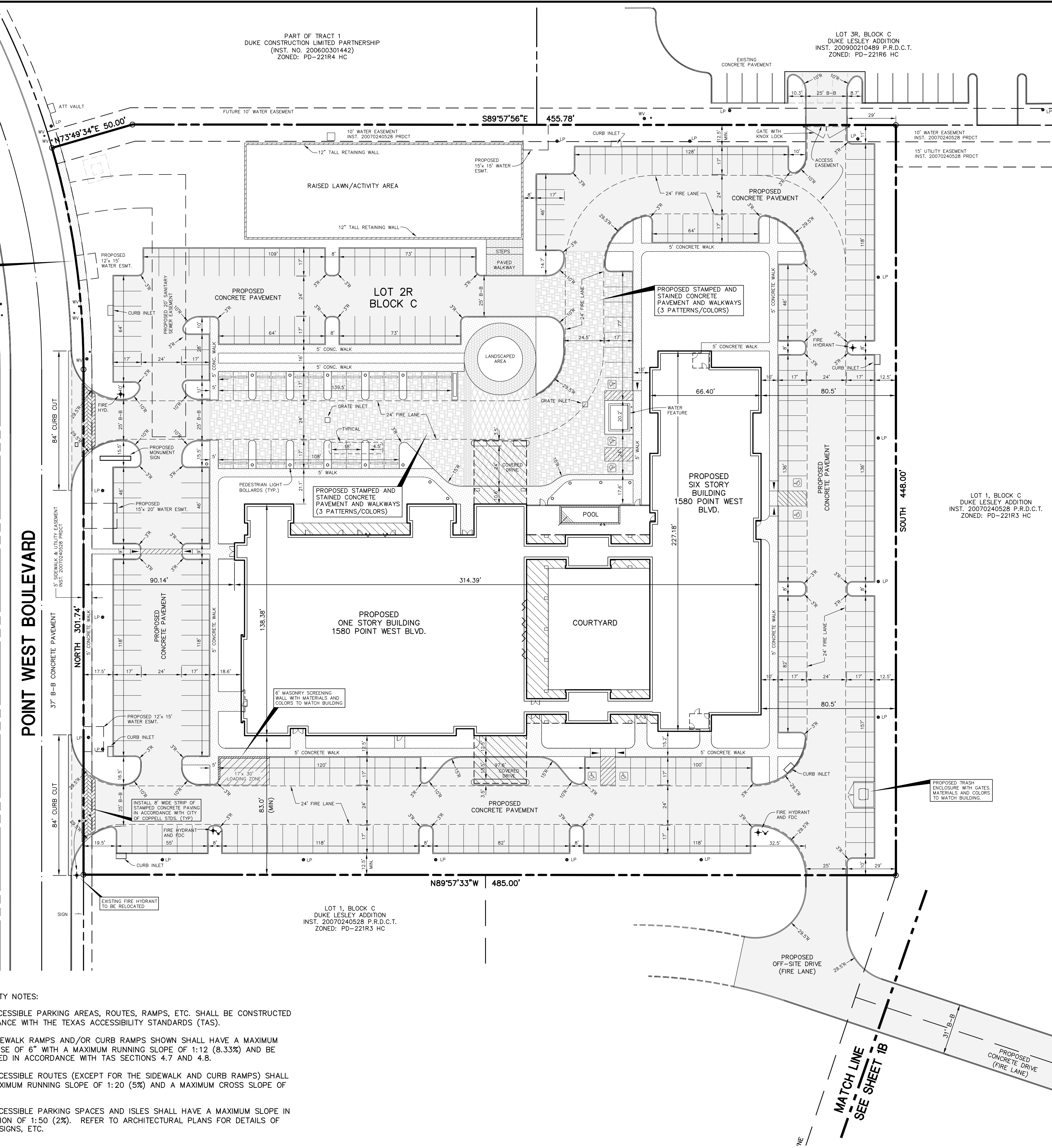
**PROVIDED** \_\_\_\_\_ 272 SPACES (INCLUDING 7 HC)

LOT COVERAGE \_\_\_\_\_ 17.40%  
 FLOOR AREA RATIO \_\_\_\_\_ 0.49

**GENERAL NOTES:**

1. ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
3. SEE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.

NOTE: CONSTRUCTION OF ALL STRUCTURES WILL BE UNDERTAKEN AT THE SAME TIME.



D=16'10"26"  
 R=475.00'  
 L=134.09'  
 T=67.49'  
 C=133.64'  
 CB=N08°05'13"W

PART OF TRACT 1  
 DUKE CONSTRUCTION LIMITED PARTNERSHIP  
 (INST. NO. 20060301442)  
 ZONED: PD-221R4 HC

**ACCESSIBILITY NOTES:**

1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.
3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).
4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETC.