

**ARCHITECTURAL SITE PLAN
GROUND FLOOR PLAN
(with Annotations)**



Tabulations	
Building Description: 4 Story type V(a) Building Surface Parking with Leasing & Amenity	
Gross Building Area: 280,000 sf	
Net Building Area: 230,000 sf	
Total Units	225
Building Height: 50'	
Parking	
Total Provided 338 Spaces	
1.5 spaces per unit (includes guest spaces) 169 Covered Spaces (50%)	

Project Unit Mix

RESIDENTIAL UNIT MIX					
Unit	Description	Size in SF	No. of Units	Mix	Type Mix
A1	1 bed, 1 bath	720	19	8.44%	63.11%
A2	1 bed, 1 bath	810	60	26.67%	
A3	1 bed, 1 bath	900	40	17.78%	
A4	1 bed, 1.5 bath	1020	23	10.22%	
B1	2 bed, 2 bath	1110	30	13.33%	36.89%
B2	2 bed, 2 bath	1230	25	11.11%	
B3	2 bed, 2 bath	1444	20	8.89%	
B4	2 bed, 2 bath	1350	8	3.56%	
Total Units			225		

Units meet Coppell Code of Ordinances Sec 12-18-3
 1 bed Minimum 600 sf
 2 Bed Minimum 700 sf

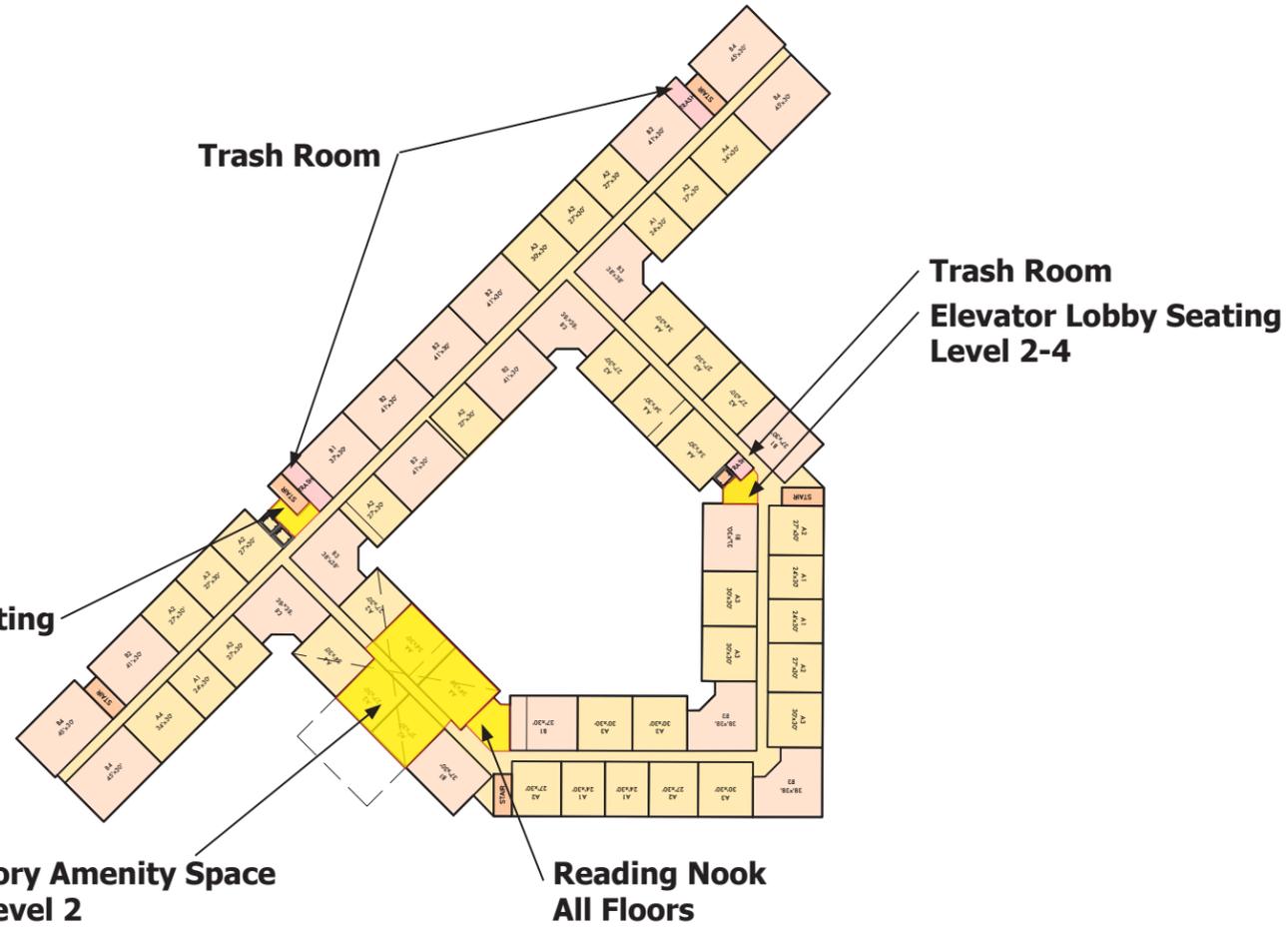
LEGAL DESCRIPTION
 TRACT 1: BEING LOT 2, IN BLOCK 1, OF THE GTE SHARED SERVICES CENTER ADDITION, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN OF DALLAS COUNTY, TEXAS VOLUME 99088, PAGE 20, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

OWNER AND APPLICANT
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Project Narrative

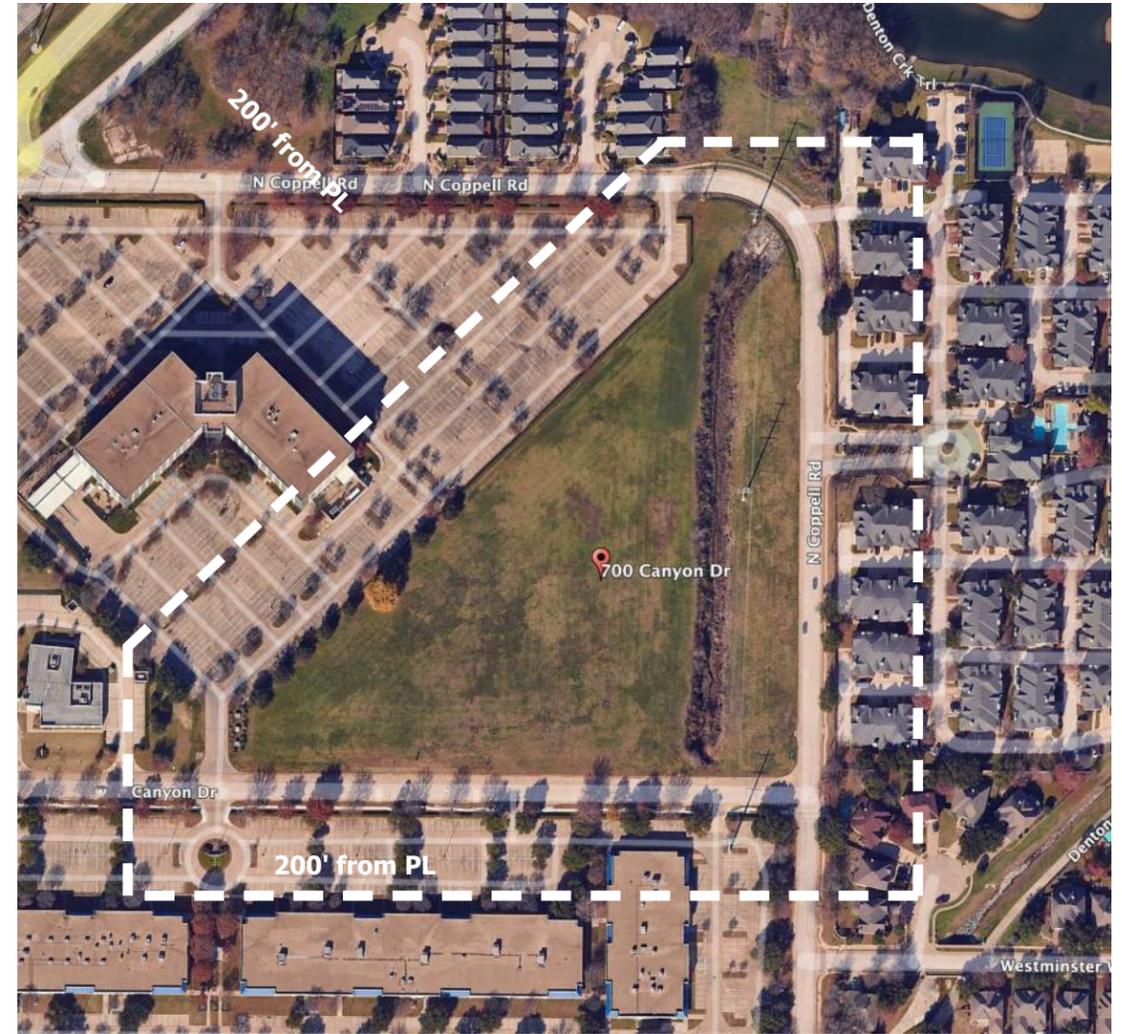
- Occupancy: R-2
- Type: VA Construction with NFPA 13 Sprinkler System
- Allowable Area per Floor (Single Multi-Story): 36,000 sf (per IBC Table 506.2)
- Additional area increases for frontage are permitted (per IBC Table 506.3)
- Building will be separated by Req'd fire walls to maintain allowable areas.
- Total Units: 225 residential units
- Amenity and Leasing Space: Approximately 10,000– 12,000 sf
- Fire Protection: Full NFPA 13 sprinkler system; interior trash chutes on all floors with ground-level compactor
- Fire: The building is limited to four stories and is separated by a code-compliant fire wall, an emergency generator is not required.
- Site Features: Exterior trash enclosures and covered parking provided; all structures comply with applicable setbacks and code requirements



UPPER FLOOR PLAN



NEIGHBORHOOD PLAN

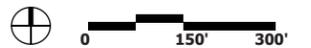
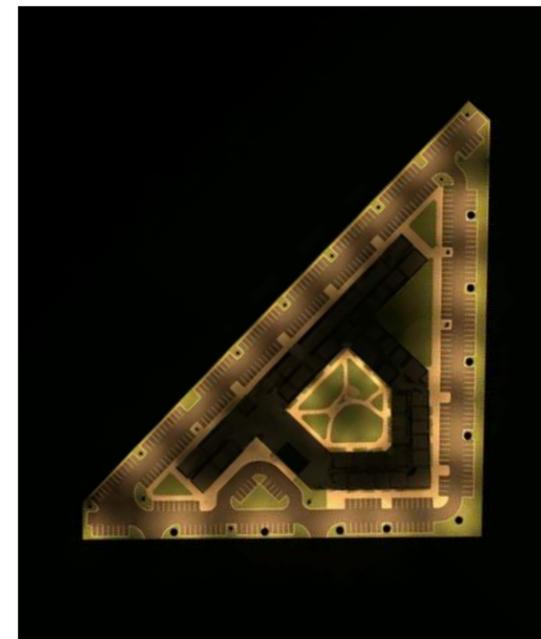


CONCEPT SITE LIGHTING PLAN

The lighting study consists of a sectional cut taken above the lighting sources to evaluate site lighting conditions. All proposed exterior lighting fixtures will be fully shielded and compliant with applicable dark-sky standards. Refer to the note below.

Project Lighting Notes

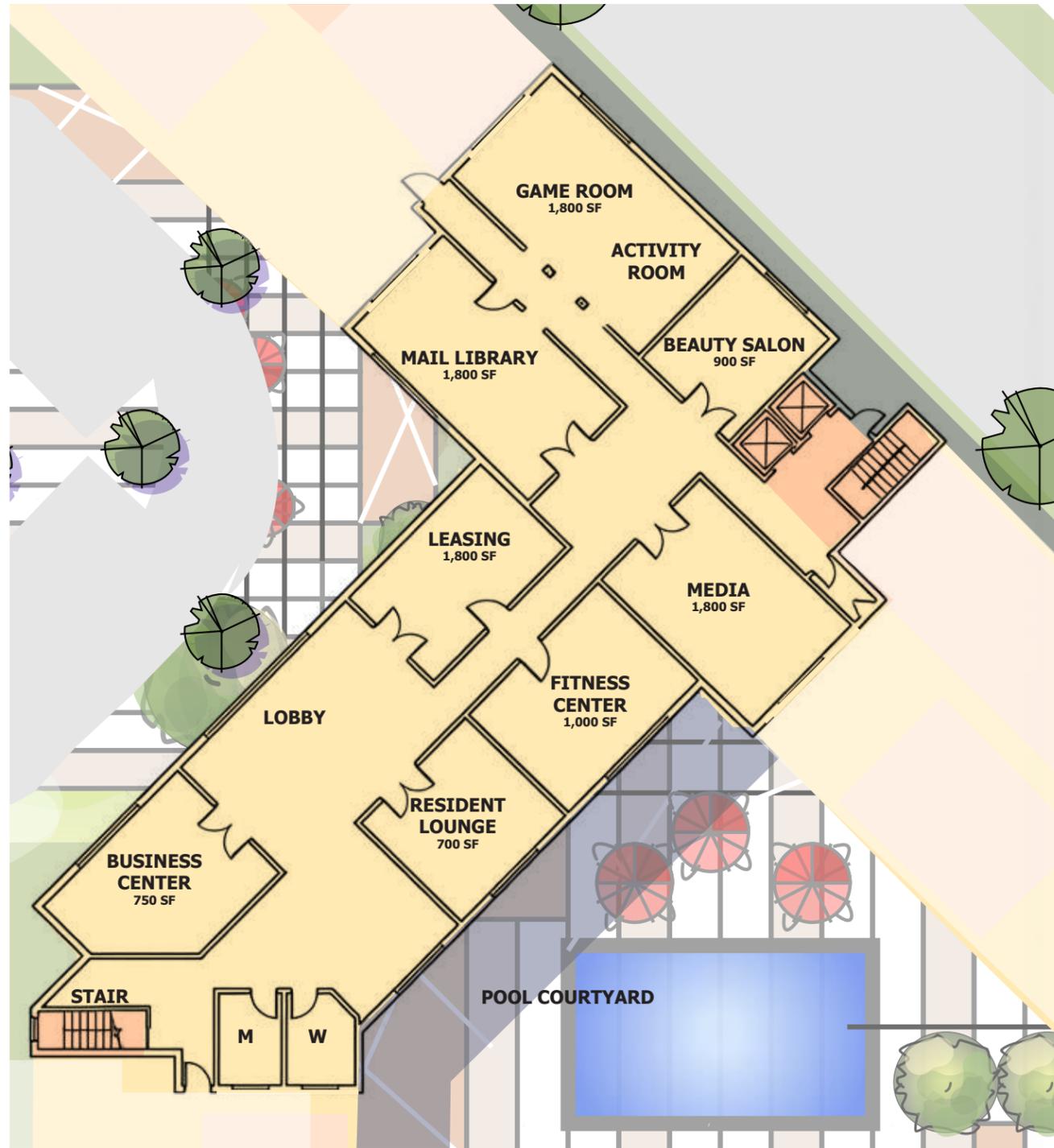
- All parking areas, drive aisles, and pedestrian routes shall be illuminated in accordance with the City of Coppel Zoning Ordinance. Parking areas shall provide a minimum of 0.5 foot-candles. All light fixtures shall be full cut-off and shielded to prevent glare and off-site light spill. Final fixture type, pole height, and spacing will be coordinated at permitting.
- The lighting shown on this plan is provided for general planning purposes only and is intended to illustrate internal site coverage. This represents an initial lighting concept and is not a final photometric design. A detailed lighting plan, including fixture specifications and photometric information, will be prepared at a later phase when additional project information is available and will be reviewed for compliance with all applicable City of Coppel lighting and shielding requirements to minimize off-site light spill



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N.T.S.



ENLARGED ENTRY FLOOR PLAN

PROJECT AMENITY PROGRAM

Coppell Senior Living Amenity Spaces

02/03/26

Entry Porto Cochere

Covered entry drive with space to drop off residents under cover from the elements. Connected to accessible entry to Leasing office resident amenities.

Leasing Office

Open Leasing area with waiting lounge
Private meeting room 10 x 10
Two private offices 12 x 12 each
Workroom to include copy, files, open counter for additional work space, cabinet storage, keybox

Resident Lounge- Calendar of events maintained by onsite activity coordinator

Open seating
Access to open kitchen
Access to private dining/ conference room
TV and fireplace
Visible from entry/ leasing area
Adjacent to elevator and mail library

Kitchen- Calendar of events maintained by onsite activity coordinator

Open to dining/ resident lounge
Large island counter for community events
Warming draws and refrigerator/ freezer storage
Catering kitchen

Mail Library- Self service, open to residents only

Mail and package facilities
Open seating for communal activity
Library/ newspaper/ coffee bar

Fitness Center- Calendar of events maintained by onsite activity coordinator

Open to pool courtyard, 20 x 50 minimum
Adjacent to physical therapy/ yoga space with glass to hallway for visual access by staff
Lockers and hydration station
Weekly calendar of fitness classes offered

Game room- Calendar of events maintained by onsite activity coordinator

Poker tables , puzzle table, lounge seating, bar for events
Weekly calendar of events to be held in this room
Resident groups to meet for events as well

Beauty Salon- Operated by 3rd party vendor

2 chairs for stylists, hair wash sink, waiting area, nail counter
Visting 3rd party stylist to be in the salon 3 times a week
Residents will sign up for appointments

Visiting Nurses Clinic- Operated by 3rd party vendor

Consultation space for visiting nurse and or physical therapist
Appointment times and availability will be determined by resident demand

Reading nooks- Self service, open to residents only
Small hallway areas with windows to exterior for bench or lounge seating
Distributed on each floor

Activity Room- Calendar of events maintained by onsite activity coordinator

Craft tables
Sink and counter space
Storage closet
Cabinet storage for supplies
No exterior view necessary

Business center- Self service, open to residents only

Adjacent leasing area for readily available help
Space for 3 computers
Printer
Desk space
No exterior view necessary

Movie/ Media room- Calendar of events maintained by onsite activity coordinator

Recliner seating
Projection screen
Counter for barstools and event food/ beverage
Sound isolation
Theatre entrance from hallway (double doors, recessed, color, signage etc)

Community Gardens- Calendar of events maintained by onsite activity coordinator

Outdoor raised bed planters for resident use
Oriented for East and Southern exposure with limited Western exposure
Adjacent water and storage
Gardening club to be composed of volunteers to maintain garden

Pool/ Hot tub/ Covered pool deck- Self service, open to residents only

2500 sf of pool with ramp entry and handrails
Shade and sun areas of pool deck
Outdoor courtyard planting
Spa with steps and handrails

Fenced dog park- Self service, open to residents only

Entry vestibule (double gates)
Bench seating
Shade structure
Waste stations

Outdoor gas grills- Self service, open to residents only

Stone counters
Gas grills
Trash facilities
Adjacent dining tables

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Typical Unit Finishes

