

Tabulations	
<b>Building Description:</b> 4/3 Story type V(a) Building Surface Parking with Leasing & Amenity	
<b>Gross Building Area:</b> 280,000 sf	
<b>Net Building Area:</b> 230,000 sf	
<b>Total Units</b>	225
<b>Building Height:</b> 4 Stories / 3 Stories	
<b>Parking</b>	
<b>Total Provided</b> 367 Spaces	
<b>1.631 spaces per unit (includes guest spaces)</b> 184 Covered Spaces	

6' METAL PERIMETER FENCE

SECONDARY FENCED TRASH ENCLOSURE 25'x18' see attached image

6' METAL FENCE WITH SLIDING ACCESS GATES; FIRE DEPARTMENT ACCESS GATES TO INCLUDE APPROVED KNOX BOX AND COMPLY WITH CITY OF COPPELL ACCESS STANDARDS.

LIGHTING POLE FOR EXTERIOR ILLUMINATION

6' METAL FENCE WITH ACCESS GATES; AND ACCESS BOX. FIRE DEPARTMENT ACCESS GATES TO INCLUDE APPROVED KNOX BOX AND COMPLY WITH CITY OF COPPELL ACCESS STANDARDS.

ELEVATORS. (A minimum of one elevator shall be designed to accommodate a 24-inch by 84-inch medical stretcher in accordance with the International Building Code.)

RESIDENT TRASH/RECYCLING ROOM WITH COMPACTOR AND CHUTES TO ALL FLOORS. (All residents are with 250' of a Trash room)

50% OF REQ'D PARKING UNDER CARPORTS (hatched- see attached image. All carports are located outside of and do not encroach upon the required fire lane.)

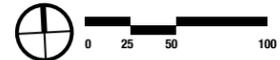
RESIDENT TRASH/RECYCLING ROOM WITH COMPACTOR AND CHUTES TO ALL FLOORS. (All residents are with 250' of a Trash room)

6' METAL PERIMETER FENCE  
PROJECT FENCE LINETYPE

50% OF REQ'D PARKING UNDER CARPORTS (hatched- see attached image. All carports are located outside of and do not encroach upon the required fire lane.)

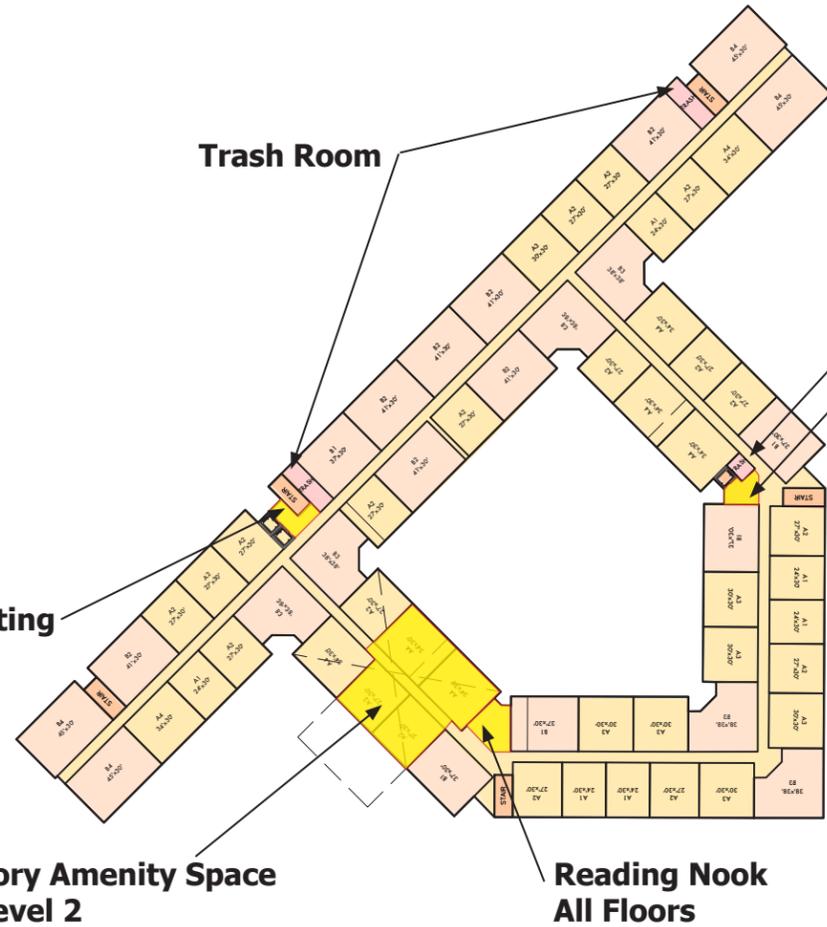
THE FIRE RISER AND FIRE PUMP ROOM SHALL BE SIZED TO ACCOMMODATE ALL REQUIRED FIRE PROTECTION EQUIPMENT AND SHALL PROVIDE DIRECT EXTERIOR ACCESS IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE AND ALL APPLICABLE CITY OF COPPELL ORDINANCES.

THE BUILDING SHALL NOT EXCEED THREE ENCLOSED STORIES AT THE CORNER. A FOURTH STORY SHALL OCCUR ONLY AT LOCATIONS MORE THAN 75 FEET FROM THIS EXTERIOR CORNER.



# 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



Elevator Lobby Seating Level 2-4

2 Story Amenity Space At Level 2

Reading Nook All Floors

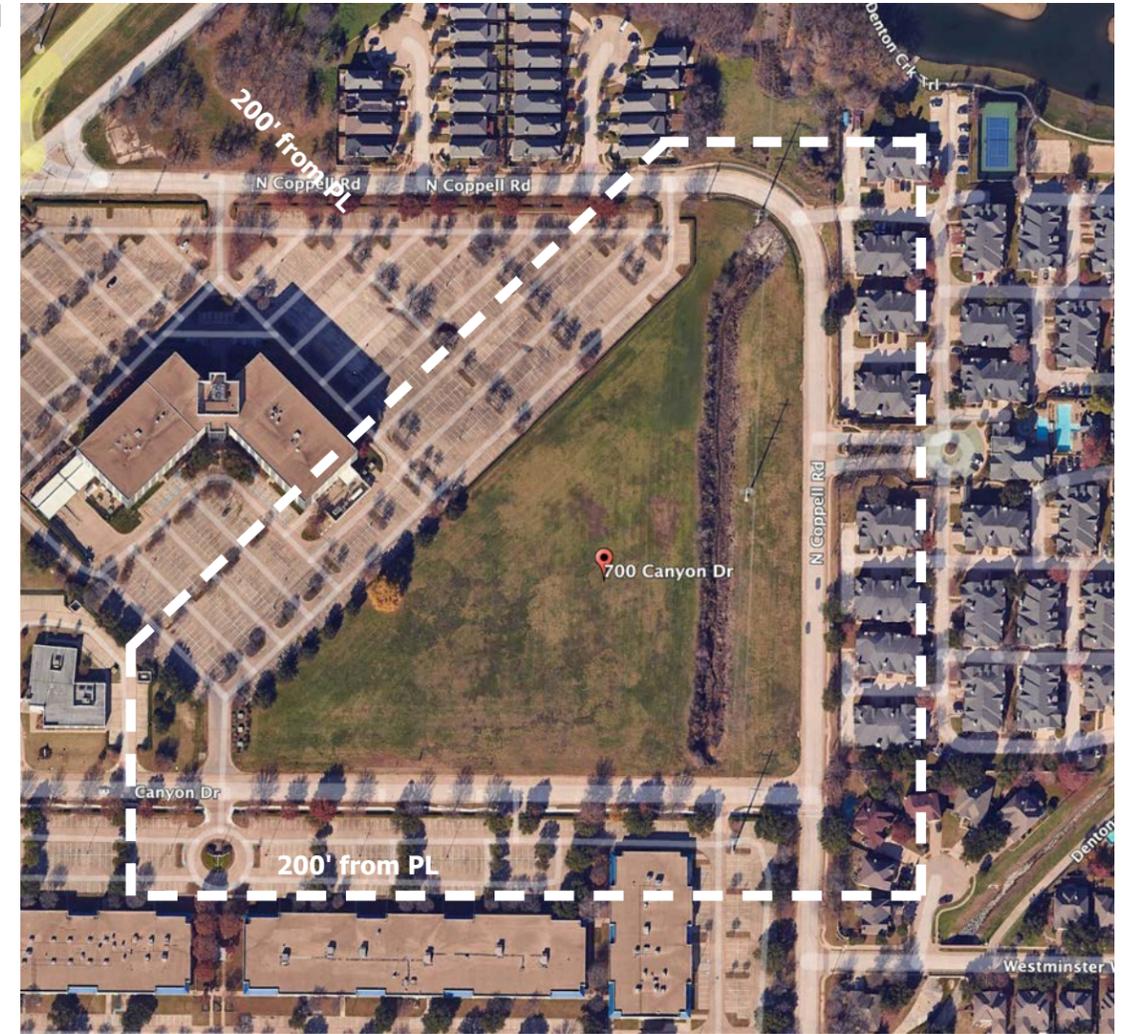
Trash Room

Trash Room Elevator Lobby Seating Level 2-4

## UPPER FLOOR PLAN



## NEIGHBORHOOD PLAN

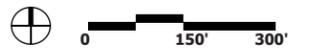
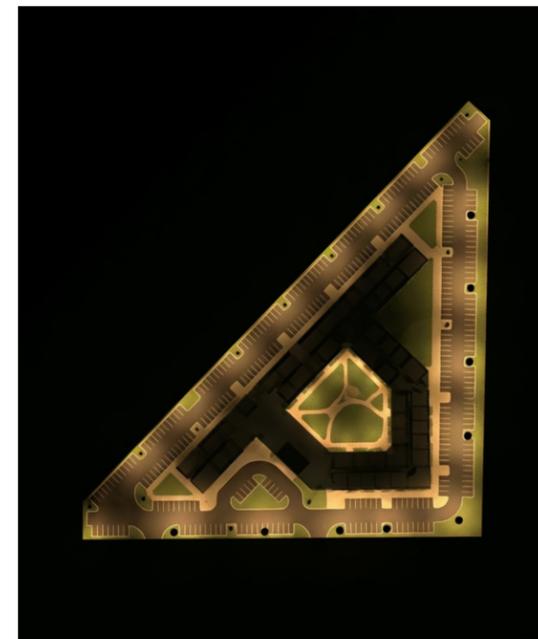


## CONCEPT SITE LIGHTING PLAN

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



**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**  
 JOURNEYMAN GROUP  
 KURT GOLL  
 1000 N. LAMAR BLVD., SUITE 400  
 AUSTIN, TX 78703  
 512-247-7000  
 kgoll@journeymangroup.com  
 DRAWING ISSUE 2/09/2026

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 3<sup>rd</sup> party vendor

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

**Visiting Nurses Clinic**- Operated by 3<sup>rd</sup> 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

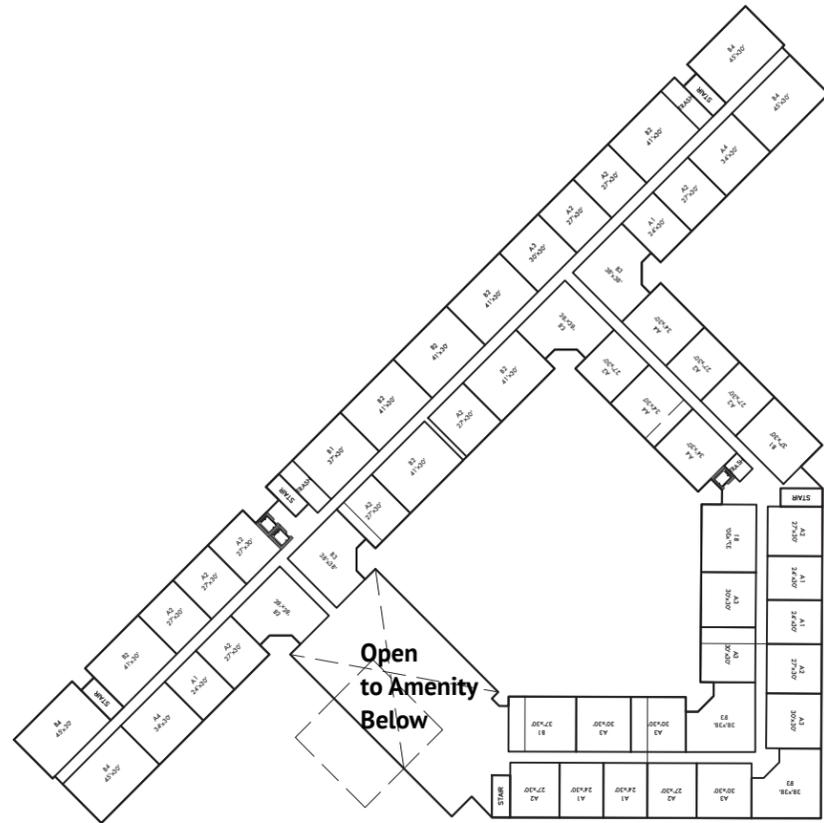
**Fenced dog park**- Self service, open to residents only

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

**Outdoor gas grills**- Self service, open to residents only

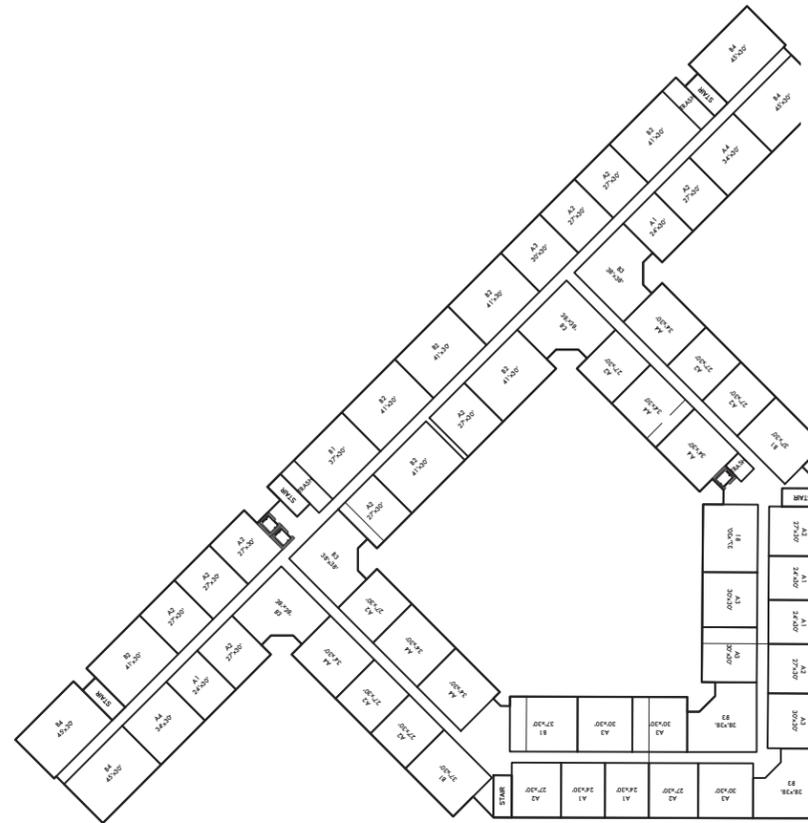
Stone counters  
 Gas grills  
 Trash facilities  
 Adjacent dining tables

**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**  
 JOURNEYMAN GROUP  
 KURT GOLL  
 1000 N. LAMAR BLVD., SUITE 400  
 AUSTIN, TX 78703  
 512-247-7000  
 kgoll@journeymangroup.com  
 DRAWING ISSUE 2/09/2026



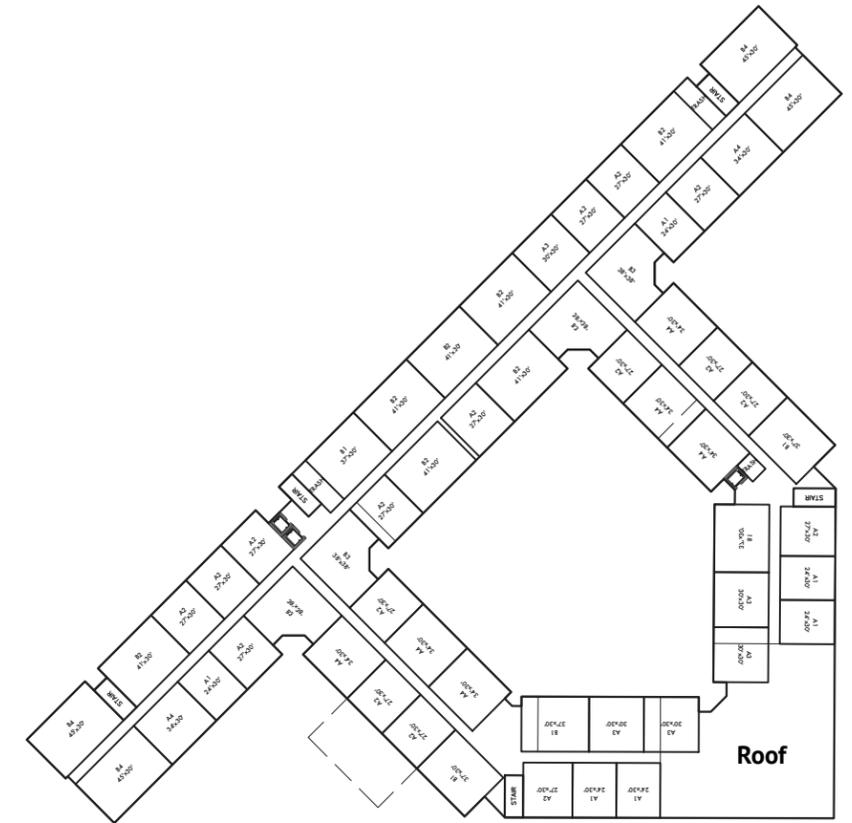
**Floor Plan  
Level 2**

**55 Units**



**Floor Plan  
Level 3**

**62 Units**



**Floor Plan  
Level 4**

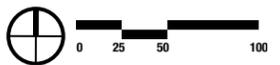
**56 Units**

Unit Count	
1 Floor	52 Units
2 Floor	55 Units
3 Floor	62 Units
4 Floor	56 Units
<b>Total</b>	<b>225 Units</b>

**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**  
 JOURNEYMAN GROUP  
 KURT GOLL  
 1000 N. LAMAR BLVD., SUITE 400  
 AUSTIN, TX 78703  
 512-247-7000  
 kgoll@journeymangroup.com  
 DRAWING ISSUE 2/09/2026

**Upper Plan**



Typical Unit Finishes

