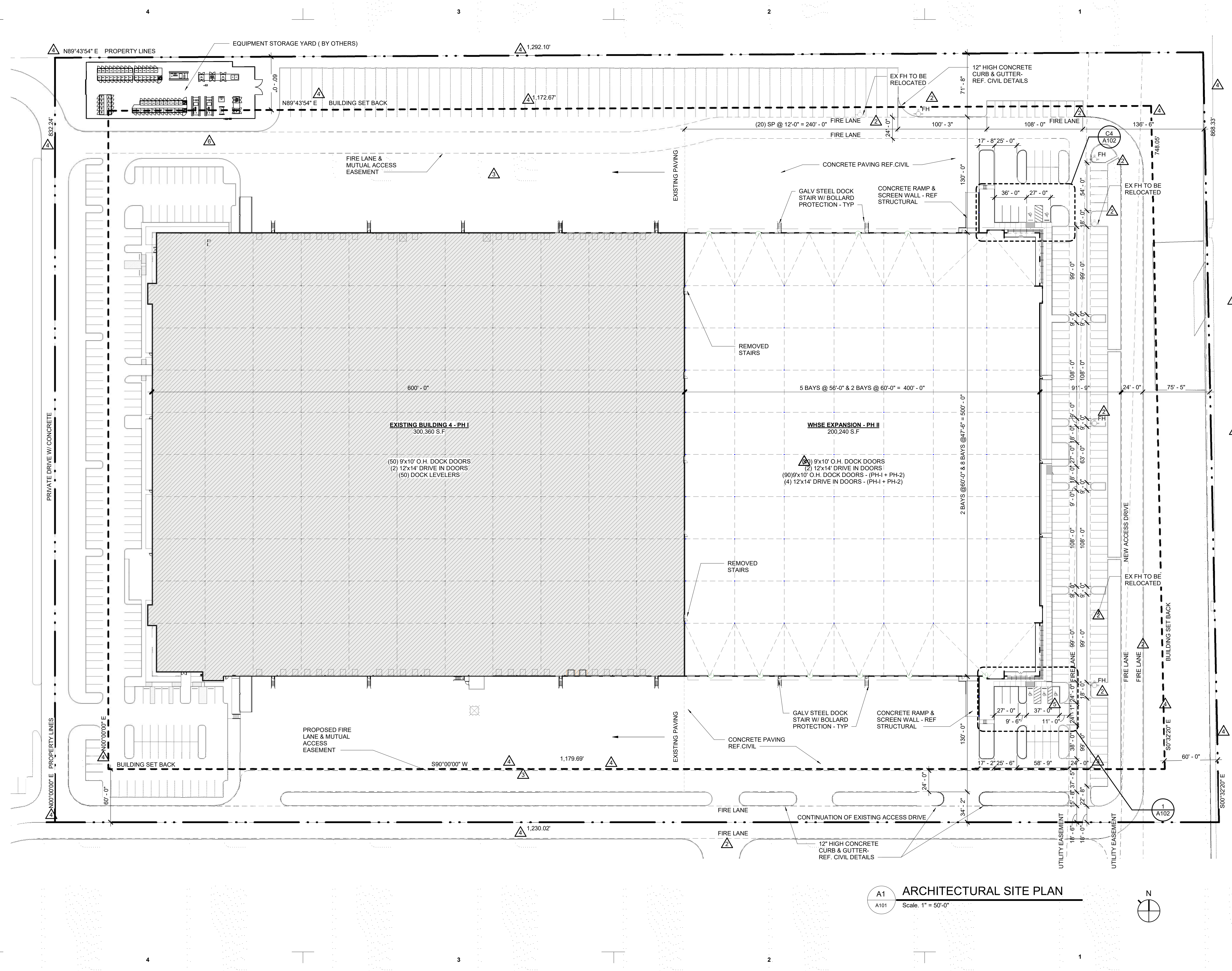


BN 360/PLD_Park 121_Building 4_Expansion/PLD_AR_Park 121_Building 4_Expansion_Sheet_R21.rvt
4/11/2023 11:08:00 AM



MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.
 14643 DALLAS PARKWAY
 SUITE 636
 DALLAS, TEXAS 75254
 972-980-8980
 meinhardtdallas.com

FIRE MARSHAL PLAN

	NOT IN SCOPE
	PROPOSED FIRE HYDRANT
	FDC FIRE DEPARTMENT CONNECTION
	FDA FIRE DEPARTMENT ACCESS DOOR
	HOSE LAY
	PROPERTY LINE

GENERAL NOTES

ZONING PD-272R(1)B PD272R(2)J
 PROPOSED USE (WAREHOUSE) (WAREHOUSE)

LAND AREA
 TOTAL BUILDING AREA - EXISTING 300,360 S.F.
 EXPANSION AREA - PHASE 2 10,012 S.F.
 OFFICE (5%) (ESTIMATE) 199,228 S.F.
 WAREHOUSE 200,240 S.F.
 TOTAL EXPANSION AREA 500,800 S.F.
 TOTAL BUILDING AREA - PHASE I & II (TYPE IIB CONSTRUCTION W/ UNLIMITED AREA DUE 60' SEPARATION ON ALL SIDES) 3,259 S.F.
 TOTAL BATTERY EQUIP. PAD AREA (BY OTHERS) 44.6%

LOT COVERAGE (W/ EXPANSION) 44.6%
FLOOR AREA RATIO (W/ EXPANSION) 50'-11"
BUILDING CLEAR HEIGHT 36' CLEAR
FULLY SPRINKLED - E.S.F.R. @ GRID LINES '2' & '10'
EXPOSED CONCRETE TILT WALL PANELS
EXPOSED STEEL STRUCTURE
EXISTING BUILDING AREA - PH I
 OFFICE 7,056 S.F.
 TRAINING CENTER 6,171 S.F.
 SHOP AREA 7,028 S.F.
 WAREHOUSE 280,108 S.F.
 TOTAL BUILDING AREA - PH - I 300,360 S.F.

PARKING REQUIRED - PH I
 OFFICE - 1,300 S.F. 23.62 SPACES
 TRAINING CENTER - 1,300 S.F. 20.57 SPACES
 SHOP AREA - 11,000 S.F. 7 SPACES
 WAREHOUSE - 12,500 S.F. 112 SPACES
 TOTAL PARKING REQUIRED - PH - I 164 SPACES
PARKING PROVIDED 190 SPACES
TRAILER STORAGE 38 STALLS

WHSE EXPANSION - PH II
 OFFICE (5%) (ESTIMATE) 10,012 S.F.
 WAREHOUSE 190,228 S.F.
 TOTAL BUILDING AREA - PH - II 200,240 S.F.

PARKING REQUIRED - PH II
 OFFICE - 1,300 S.F. 33.3 SPACES
 WAREHOUSE - 12,500 S.F. 76.1 SPACES
 TOTAL PARKING REQUIRED - PH - II 110 SPACES
PARKING PROVIDED 168 SPACES
TRAILER STORAGE 20 STALLS

SITE GENERAL NOTES

- ALL DRIVE & APPROACHES SHALL MEET CITY OF COPPELL.
- REFER TO PROJECT MANUAL FOR CONCRETE PAVING AND SIDEWALK SPECIFICATIONS.
- PARKING LOT STRIPING SHALL BE 4" WIDE SPRAY APPLIED WHITE VINYL ACRYLIC PAINT.
- ALL FIRE LANES SHALL BE STRIPED PER CITY.

REV #	DATE	REVISION TITLE
1	01.19.2023	City Comments
2	08.04.2022	Revision 2
3	08.22.2022	Revision 3
4	09.14.2022	Revision 4
5	10.12.2022	City Comments
6	03.01.2023	Revision
7	04.11.2023	Revision

PROJECT NO: TBD
 DRAWN BY: Author
 CHECKED BY: Checker
 PROJECT TITLE:
PARK 121 BUILDING 4 EXPANSION
 PLD Project Number
 360 N FREEPORT PARKWAY
 COPPELL, TEXAS

PROLOGIS
 2021 MCKINNEY AVENUE, STE. 1050
 DALLAS, TX 75201
 972-884-9292

 https://www.prologis.com

SHEET TITLE:
ARCHITECTURAL SITE PLAN
 Sheet provided by RavenVolt.

SEAL:
 SHEET NO.
A101

A1 ARCHITECTURAL SITE PLAN
 A101 Scale: 1" = 50'-0"

