

KEY

| TREES | | | | |
|-------|----|----|--------------------------------------|---|
| | 27 | UL | Ulmus crassifolia | Cedar Elm 3" Cal. Min. Cont. Crown-65 Gal. 12'-15' Height, 6'-8' Spread Specimen |
| | 5 | QT | Quercus texana | Texas Red Oak 3" Cal. Min. Cont. Crown-65 Gal. 12'-15' Height, 6'-8' Spread Specimen |
| | 4 | TD | Taxodium distichum | Bald Cypress 3" Cal. Min. Cont. Crown-65 Gal. 12'-15' Height, 6'-8' Spread Specimen |
| | 17 | CL | Juniperus virginiana | Eastern Red Cedar #7 4' Height Tall at Planting Specimen |
| | 3 | MG | Magnolia grandiflora "Little Gem" | Little Gem Magnolia 3" Cal. Min. Cont. Crown-65 Gal. 10'-12' Height, 2'-4' Spread Specimen |

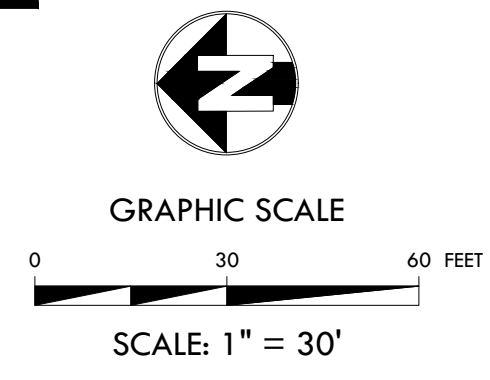
| SHRUBS | | | | |
|--------|-----|-----|-------------------------|---|
| | 168 | MYR | Myrica pauciflora | Dwarf Wax Myrtle 3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching |
| | 4 | LEU | Leucophyllum frutescens | Texas Sage 3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching |
| | 22 | HP | Hesperaloe parviflora | Red Yucca 3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching |

| GROUNDCOVER | | | | |
|-------------|-----------|------|----------------------|---|
| | 2,000 SF | SC | Seasonal Color | |
| | 1,083 SF | OJ | Ophiopogon japonicus | Mondo Grass |
| | 23,655 SF | SOD | Common Bermuda Grass | Bermuda Grass Solid sod Sand fill joints and provide uniform coverage within 30 days of completion |
| | | EDGE | Metal Edging | Submit Colors for Approval by Landscape Architect or Owner |

| LANDSCAPE REQUIREMENTS | |
|---|----------------------|
| ZONING | LOT 8 PD-301R5-HC |
| USE | HOTEL |
| BUILDING AREA BY USE | HOTEL 79,202 |
| BUILDING AREA (TOTAL) | 79,202 SF |
| LOT | 2.96 AC (128,837 SF) |
| LOT COVERAGE | 14.07% |
| LANDSCAPE AREA REQUIRED (30%) | 38,681 SF |
| LANDSCAPE AREA PROVIDED | 34,896 SF (27%) |
| NON VEHICULAR OPEN SPACE REQUIRED (15%) | 5,802 SF |
| NON VEHICULAR OPEN SPACE PROVIDED | 16,637 SF (48%) |
| NON VEHICULAR OPEN SPACE TREES REQUIRED 1 TREE / 2500 SF | 14 |
| NON VEHICULAR OPEN SPACE TREES PROVIDED | 14 |
| PERIMETER LANDSCAPING REQUIRED (TREES AND SHRUBS) | YES |
| PERIMETER TREES REQUIRED (1/50 LF) | 15 |
| PERIMETER TREES PROVIDED | 15 |
| INTERIOR LANDSCAPE AREA REQUIRED (10% GROSS LA) | 3,868 SF |
| INTERIOR LANDSCAPE AREA PROVIDED | 27,779 SF |
| INTERIOR TREES REQUIRED (1 / 400 SF) | 10 |
| INTERIOR TREES PROVIDED | 10 |

IRRIGATION NOTE
ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS.

- PD CONDITIONS**
1. SETBACKS AS SHOWN
 2. LANDSCAPE AS SHOWN



LANDSCAPE PLAN
CITY PROJECT NO. SPXX-XXXX
TEMPO HOTEL
3.38 ACRES
LOT 8, BLOCK 1
BELTLINE PROPERTIES, LLC
(INST. NO. 201600361918)
CITY OF COPPELL, DALLAS
COUNTY, TEXAS
PREPARATION DATE: 11/17/2022

OWNER/APPLICANT
VICTORY REAL ESTATE GROUP
2911 TURTLE CREEK BLVD STE 700
DALLAS, TEXAS 75219
PH: 972-707-9565
CONTACT: BOBBY MENDOZA

LANDSCAPE ARCHITECT COMPANY
LANDSCAPE ADDRESS
LANDSCAPE ADDRESS
PH: LANDSCAPE PHONE NUMBER
CONTACT: LA ARCHITECT, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: JOHN GARDNER, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS



TEMPO HOTEL
CITY OF COPPELL
DALLAS COUNTY, TEXAS

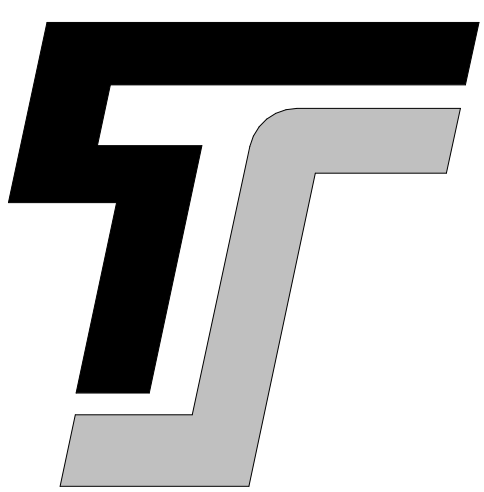


KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: PGH24001
ISSUE: 10/2/24

LANDSCAPE PLAN

SHEET:
L1.00



TYPE-SIX

TYPE-SIX
DEVELOPMENT SERVICES, LLC
910 SOUTH MAIN STREET #150
GRAPEVINE, TEXAS 76054
972.677.9075

TEMPO BY HILTON
PEGASUS HOSPITALITY GROUP LLC
COPPELL, TX, 75019

PROJECT # 24011

ARCHITECT

D. HAYES HINKLE

ISSUE DATE

15 JUL 2024

ISSUED FOR

PERMIT

Revision Date

1

SHEET NAME

01 DIMENSION PLAN

SHEET NUMBER

A1.01

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01 LEVEL - DIMENSION PLAN
1/8" = 1'-0"

ZONING REQUIREMENTS

Table with 2 columns: REQUIRED BY THE JURISDICTION and PROVIDED. Rows include requirements for minimum number of rooms, interior climate control, restaurant service, meeting space, and optional features like pool and playground.

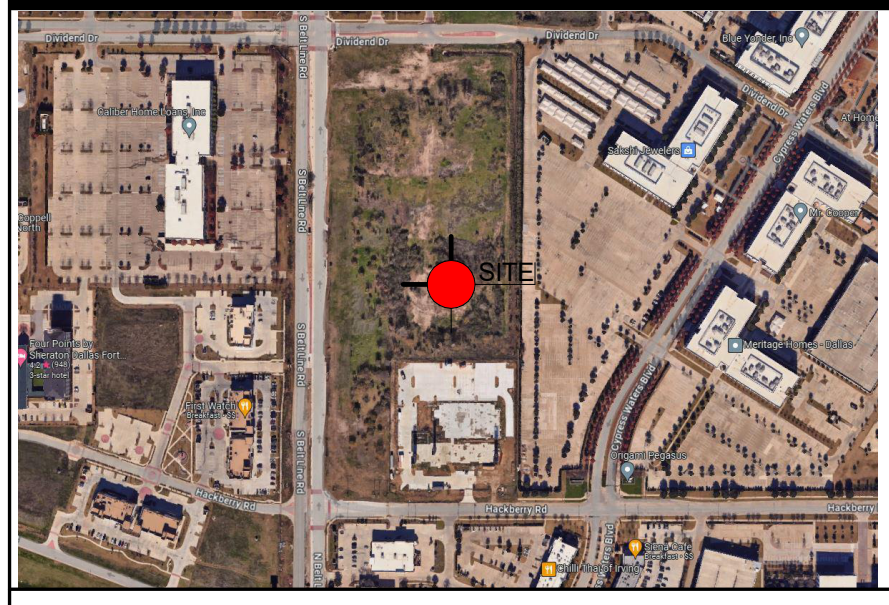
SITE INFORMATION

Table with 2 columns: EXISTING ZONING and PD-221R3R-HC. Rows include proposed use (HOTEL), site area (2.90 ACRES), building footprint (18,170 SQ. FT.), and other site metrics.

ROOM MATRIX

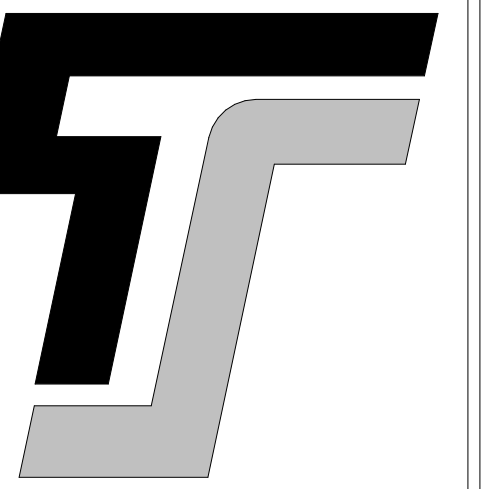
Table with columns: GUESTROOMS, 1ST FLOOR, 2ND FLOOR, 3RD FLOOR, 4TH FLOOR, 5TH FLOOR, TOTALS. Rows list room types like KING, KING ACC, KING SUITE, etc., and their counts per floor.

SITE LOCATION



TEMPO HOTEL - BY HILTON

LEGAL DESCRIPTION 1: JOHN L WHITMAN ABST 1521 PG 050
LEGAL DESCRIPTION 2: TR 9
ACREAGE = 2.9 ACRES
CITY OF COPPELL
DALLAS COUNTY, TEXAS 75019
OWNER: CYPRESS WATERS HOSPITALITY, LTD
3501 NORTH STEMMONS FWY, DALLAS TEXAS 75247
PHONE 469.608.5600
PREPARED BY: TYPE-SIX DESIGN AND DEVELOPMENT
PROJECT CONTACT: CONNOR WALKER, AIA
620 SOUTH MAIN STREET, SUITE 150
GRAPEVINE, TEXAS 76051
SUBMITTAL DATE: 15 July 2024



TYPE-SIX

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DEVELOPMENT SERVICES, LLC
910 SOUTH MAIN STREET #150
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SHEET NAME

UPPER LEVEL PLANS

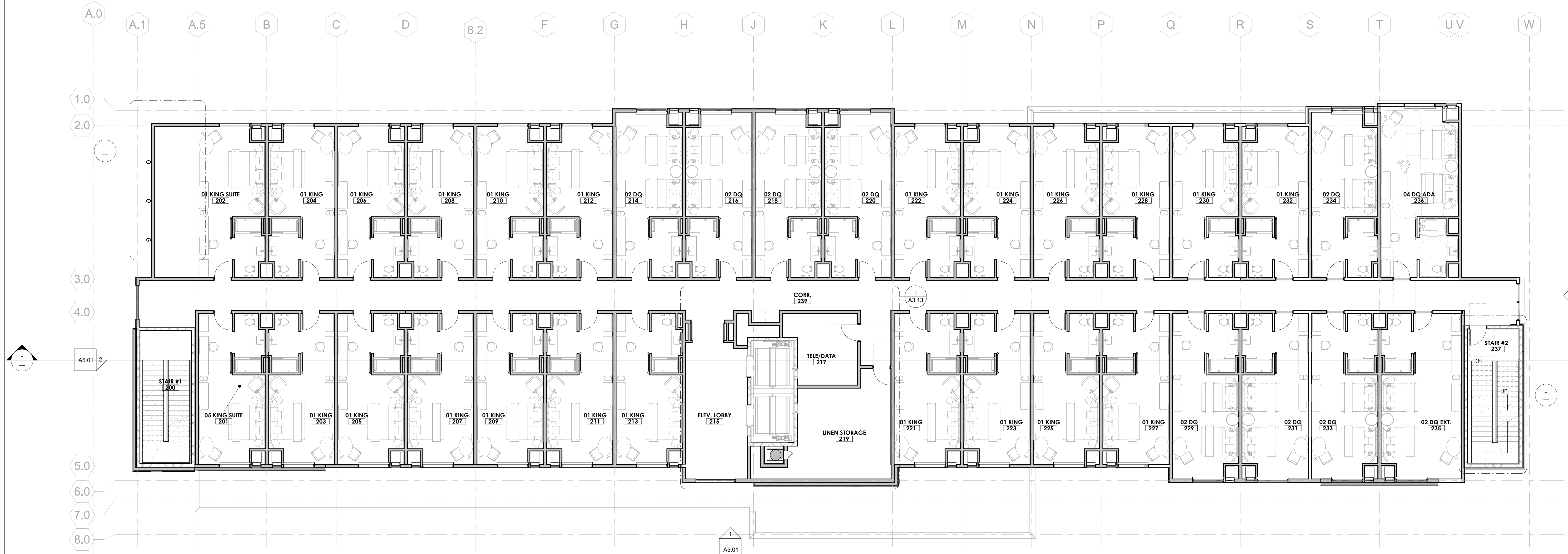
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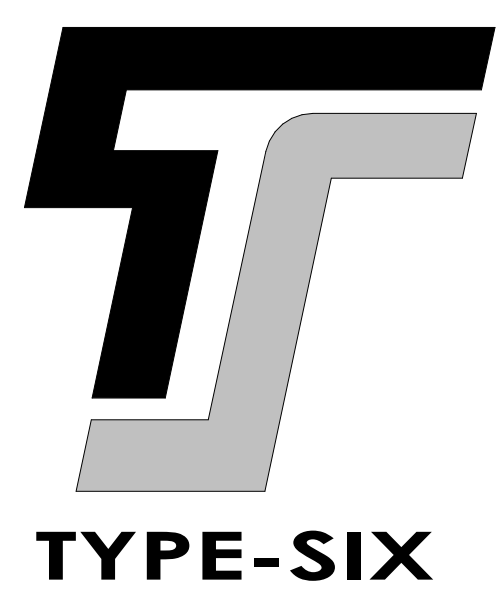
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1 02 LEVEL - DIMENSION PLAN
1/8" = 1'-0"



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SHEET NAME
 BUILDING ELEVATIONS

SHEET NUMBER
A5.01

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| ZONING | |
|---|---------------------|
| HIGHWAY COMMERCIAL EXTERIOR CONSTRUCTION REGULATIONS | |
| CORNICE/CAP | YES |
| 3 COLORS MAX. | YES - 3 EIFS COLORS |
| 100% MAX BASE COLOR | YES |
| 5% MAX SECONDARY COLOR & 1% MAX ACCENT COLOR | NO |
| 50% MAX GLAZING PER FACADE | YES |

NOTE: ALL ATTACHED BUILDING SIGNAGE WILL COMPLY WITH THE SIGN SECTION OF THE ZONING ORDINANCE AND WILL BE PERMITTED SEPARATELY.

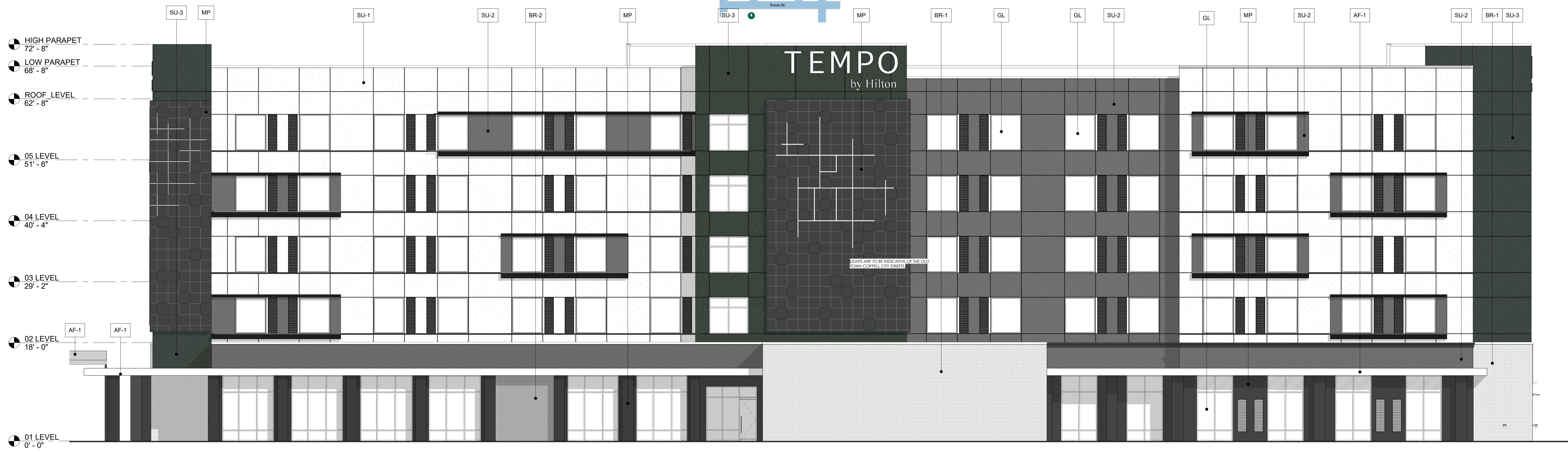
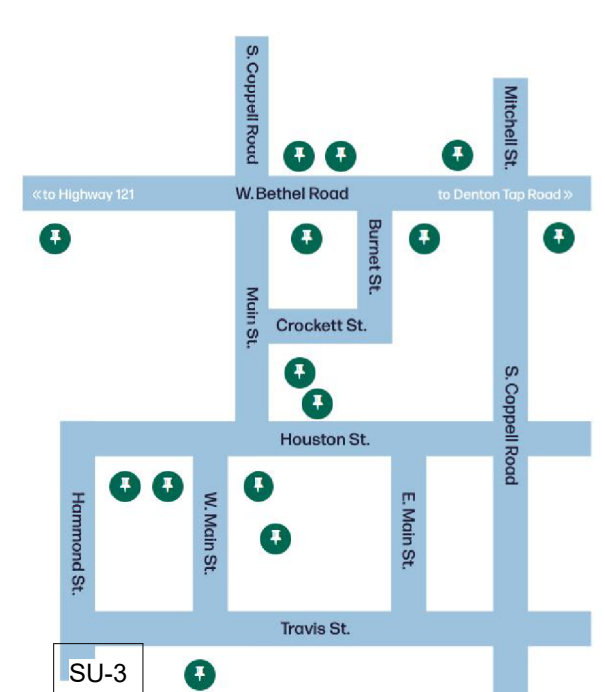
| MATERIAL CALLOUTS | |
|-------------------|---|
| BR-1 | ACME BRICK - COLOR: DOVE GRAY BLEND - VELOUR - KING |
| BR-2 | ENDICOTT CLAY - MANGANESE IRONSPOT - VELOUR - KING |
| SU-1 | STUCCO - SW9166 DRIFT OF MIST |
| SU-2 | STUCCO - "SW9164 ILLUSIVE GREEN" |
| SU-3 | STUCCO - "SW9164 ROSEMARY" |
| MP | EN-V DRI-DESIGN SHADOW SERIES - SLATE GREY |
| LF-1 | LOUVER FINISH - DARK BRONZE TO MATCH STOREFRONT |
| AF-1 | ALUMINUM PARAPET FLASHING TO MATCH STOREFRONT |
| SF | STOREFRONT - KAWNEER - "DARK BRONZE #40" |

MATERIALS COLORS ARE SUBJECT TO CHANGE BASED ON AVAILABILITY. SUBSTITUTED COLOR TO REMAIN IN SIMILAR COLOR PALETTE.

ADDITIONAL NOTES:

- ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL.
- MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH LOCAL CITY AND ZONING ORDINANCES.
- UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.
- ROMAN SIZE FACE BRICK, WITH 3/8" CONCAVE GROUT JOINT. MORTAR TO BE MATCHED TO GROUT.
- CONTRACTOR TO ENSURE METAL PANELS ARE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION. SIGN DESIGNED AND FABRICATED BY APPROVED VENDOR TO MEET BRAND STANDARDS. FOR LOCATION ONLY.
- ALL UTILITY BOXES AND METERS SHALL BE PAINTED TO MATCH SURROUNDING BUILDING FACADE.
- FINAL SIGN DESIGN TO BE DRAFTER BY THIRD PARTY CONTRACTOR TO ENSURE FINAL SIGN PACKAGE IS SUBMITTED APPROVED BY THE BRAND.

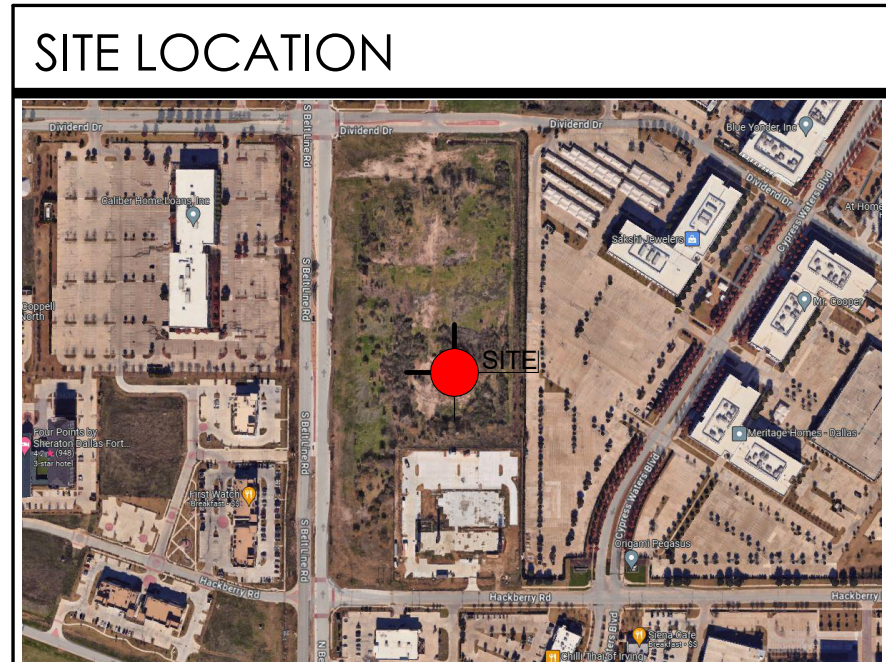
| ELEVATION PERCENTAGES | |
|---|--|
| NORTH ELEVATION | EAST ELEVATION |
| OVERALL - 17,890 TOTAL SQ. FT. | OVERALL - 5,323 TOTAL SQ. FT. |
| 3,710 SQ. FT. - GLAZING | 216 SQ. FT. - GLAZING |
| 13,420 SQ. FT. - MASONRY MATERIALS | 5,071 SQ. FT. - MASONRY MATERIALS |
| • STUCCO | • STUCCO |
| • BRICK | • BRICK |
| 560 SQ. FT. - METAL PANEL SIGNAGE - 85 SF | SIGNAGE - 1605F |
| SOUTH ELEVATION | WEST ELEVATION |
| OVERALL - 18,006 TOTAL SQ. FT. | OVERALL - 5,780 TOTAL SQ. FT. |
| 3893 SQ. FT. - GLAZING | 4059 SQ. FT. - MASONRY MATERIALS |
| 12,351 SQ. FT. - MASONRY MATERIALS | • STUCCO |
| • BRICK | • BRICK |
| 1855 SQ. FT. - METAL PANEL SIGNAGE - 245 SF | 1,115 SQ. FT. - METAL PANEL (2.7%) SIGNAGE - 1485F |



1 SOUTH ELEVATION
 1/8" = 1'-0"



2 WEST ELEVATION
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 DALLAS COUNTY, TEXAS 75019

OWNER
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 3501 NORTH STEMMONS FWY, DALLAS TEXAS 75247
 PHONE: 469.408.5600

PREPARED BY:
 TYPE-SIX DESIGN AND DEVELOPMENT
 PROJECT CONTACT: CONNOR WALKER, AIA
 920 SOUTH MAIN STREET, SUITE 150
 GRAPEVINE, TEXAS 76051

SUBMITTAL DATE: 15 July 2024

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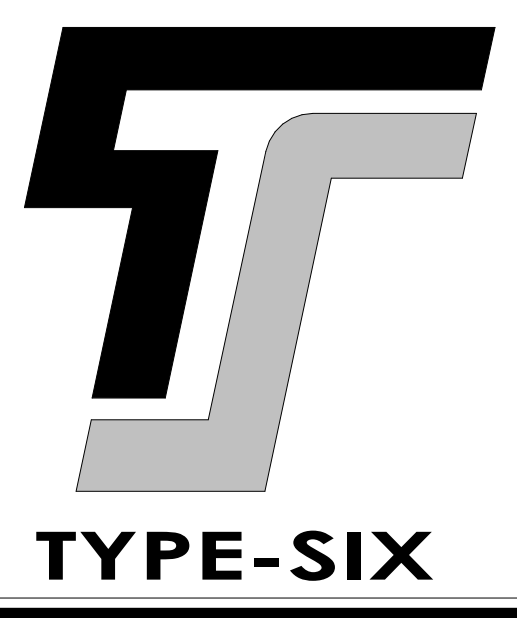
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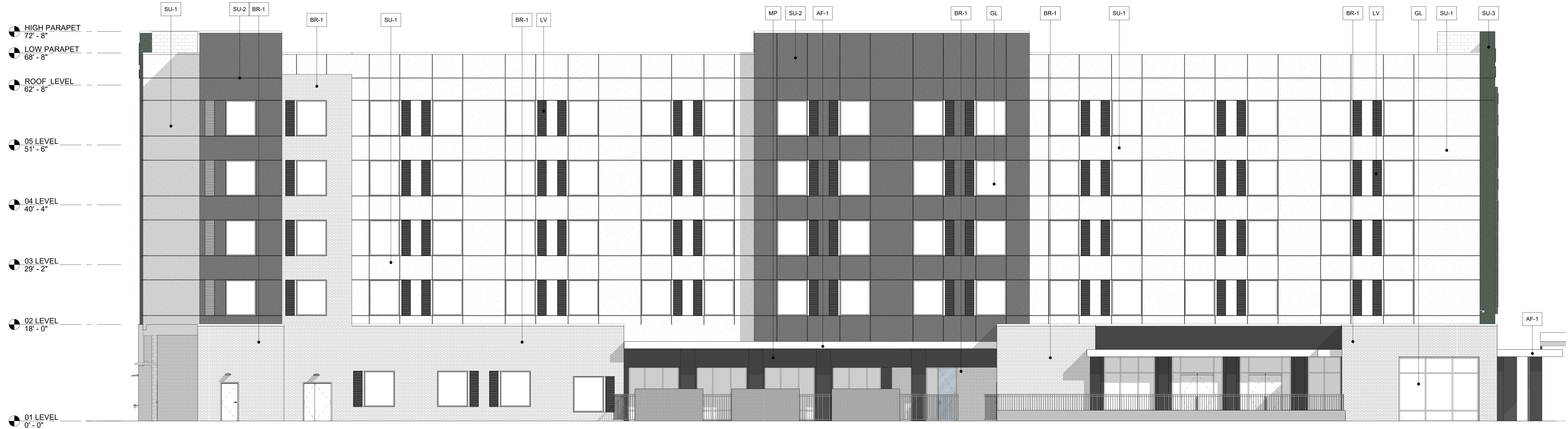
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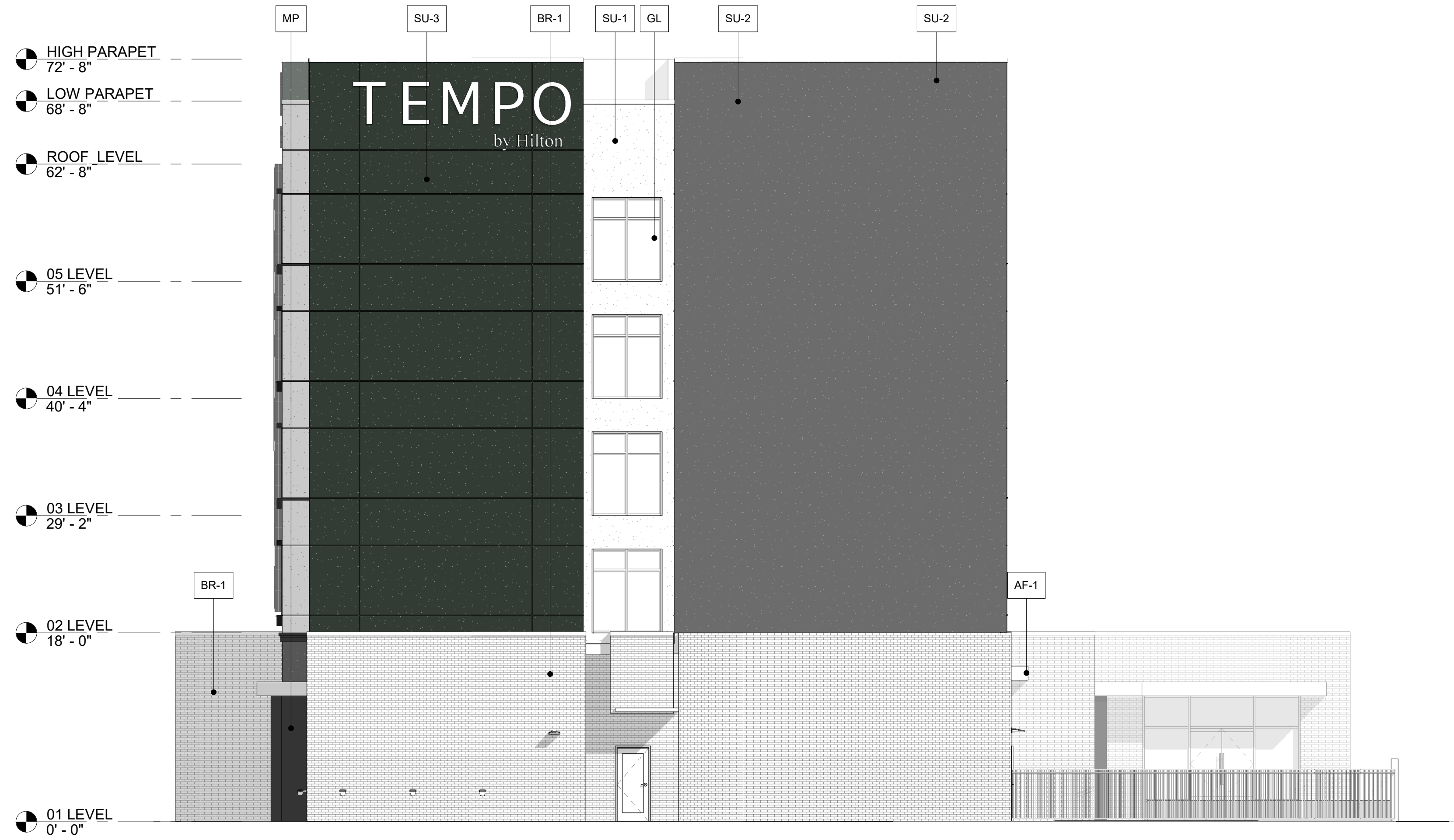
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| • STUCCO | • STUCCO |
| • BRICK | • BRICK |
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| SOUTH ELEVATION | WEST ELEVATION |
| OVERALL - 18,036 TOTAL SQ. FT. | OVERALL - 5,780 TOTAL SQ. FT. |
| 3,800 SQ. FT. - GLAZING | 606 SQ. FT. - GLAZING |
| 12,351 SQ. FT. - MASONRY MATERIALS | 4,059 SQ. FT. - MASONRY MATERIALS |
| • STUCCO | • STUCCO |
| • BRICK | • BRICK |
| 1,855 SQ. FT. - METAL PANEL SIGNAGE - 245 SF | 1,115 SQ. FT. - METAL PANEL SIGNAGE - 148 SF |



TYPE-SIX DEVELOPMENT SERVICES, LLC
 910 SOUTH MAIN STREET # 150
 GRAPEVINE, TEXAS 76054
 972.677.9075



1 NORTH ELEVATION
 1/8" = 1'-0"



2 EAST ELEVATION
 1/8" = 1'-0"

TEMPO BY HILTON
 PEGASUS HOSPITALITY GROUP LLC
 COPPELL TX, 75019

PROJECT # 24011

ARCHITECT

D. HAYES HINKLE

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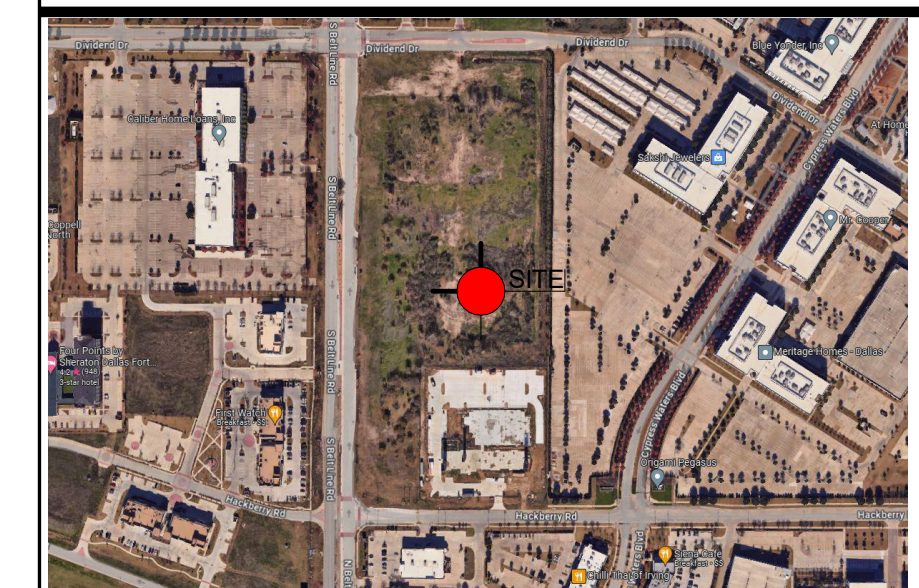
SHEET NAME

BUILDING ELEVATIONS

SHEET NUMBER

A5.02

SITE LOCATION



TEMPO HOTEL - BY HILTON

LEGAL DESCRIPTION 1: JOHN L. WHITMAN ABST 1521 PG 050
 LEGAL DESCRIPTION 2: TR 9
 ACREAGE = 2.9 ACRES
 CITY OF COPPELL
 DALLAS COUNTY, TEXAS 75019

OWNER
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