

Site Data

EXISTING ZONING: COMMERCIAL
 PROPOSED ZONING: RM
 SQUARE FOOTAGES:
 TOWNHOMES = 2,800 CSF UNDER ROOF
 = 7,200 SF
 (3) UNITS PER BUILDING
 3 BUILDINGS = (3) 7800 SF = 23,400 SF

SITE AREA: 33,877 SF
 BUILDING AREA: 23,400 SF
 BUILDING HEIGHT: < 35'-FEET TO TOP OF ROOF RIDGE
 PROPOSED PARKING 2 ENCLOSED/UNIT + 6 GUEST
 PROPOSED LOT COVERAGE: 38%
 LANDSCAPE / OPEN AREA EXCLUSIVE OF FLATWORK:
 = 7,992 SF SF = 26% OF TOTAL SITE

PARKING: 2 SPACES IN ENCLOSED + 6 GUEST PARKING ON KIMBEL KOURT

Kimbel Kourt

Site Plan

Scale: 1" = 10'

Site Plan

LOTS 15 & 16, KIMBEL ADDITION, CITY OF COPPELL,
 DALLAS CO., TEXAS PLAT RECORDED IN VOL. 77213, PG 999
 MAP RECORDS OF DALLAS COUNTY, TEXAS AT # 125 & 133
 KIMBEL KOURT, COPPELL, TX

PROSPECTIVE PURCHASER/APPLICANT:
 SUDHAKAR ALLADA
 10077 STONE HARBOR WAY
 IRVING, TEXAS 75063
 GPF ARCHITECTS LLC
 509 W. BETHEL ROAD, BLDG 100
 COPPELL, TEXAS 75019
 TEL: 972-624-7968
 FAX: 972-621-1388



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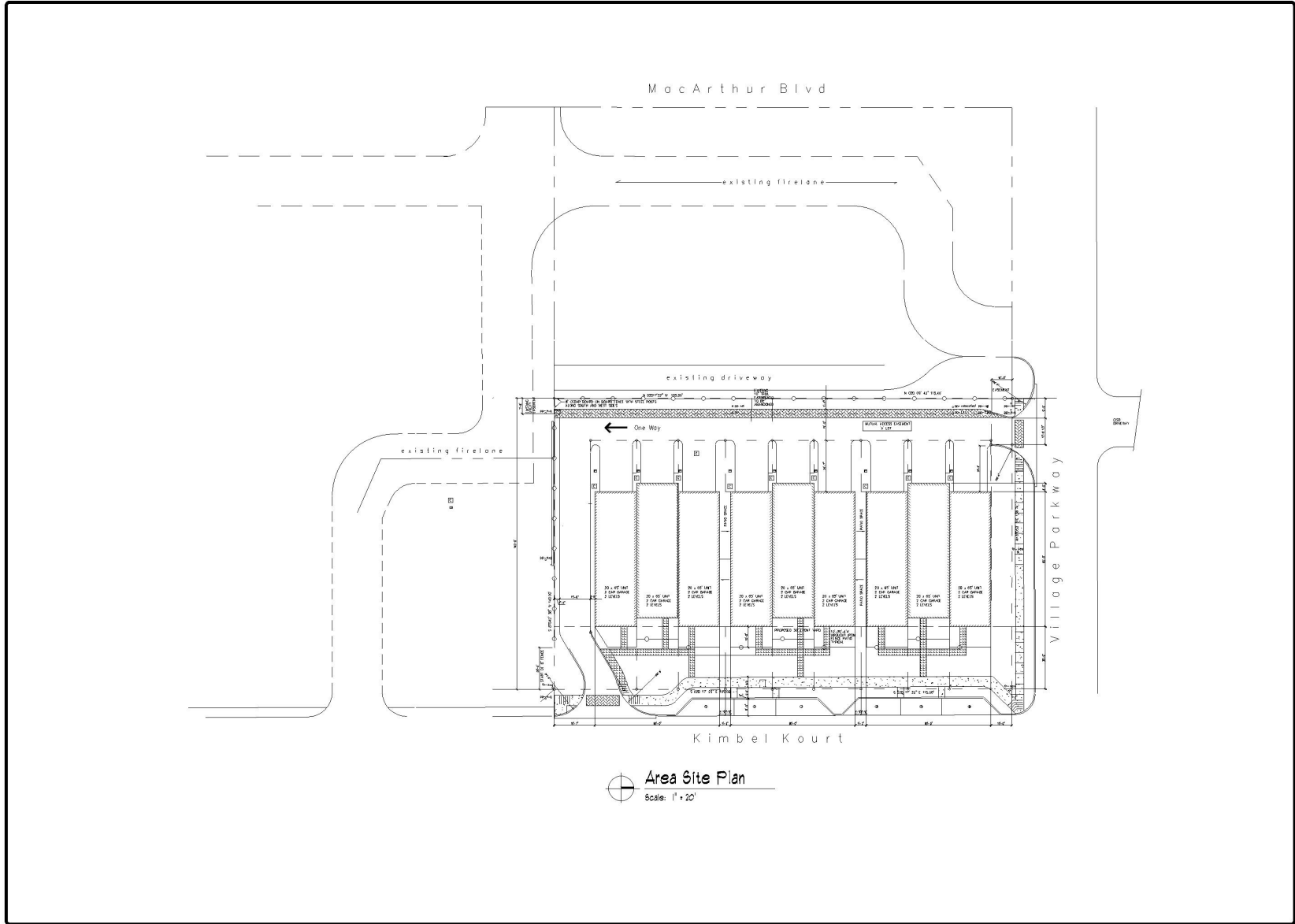
Avalon
 Kimbel Court at Village Parkway
 Coppell, Texas 75019

REVISION	BY

ISSUE FOR PERMITS
DRAWN
GP
CHECKED
GP
SCALE
AS SHOWN
JOB NO.
1070
SHEET

A2.00

OF SHEETS



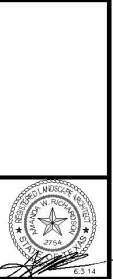
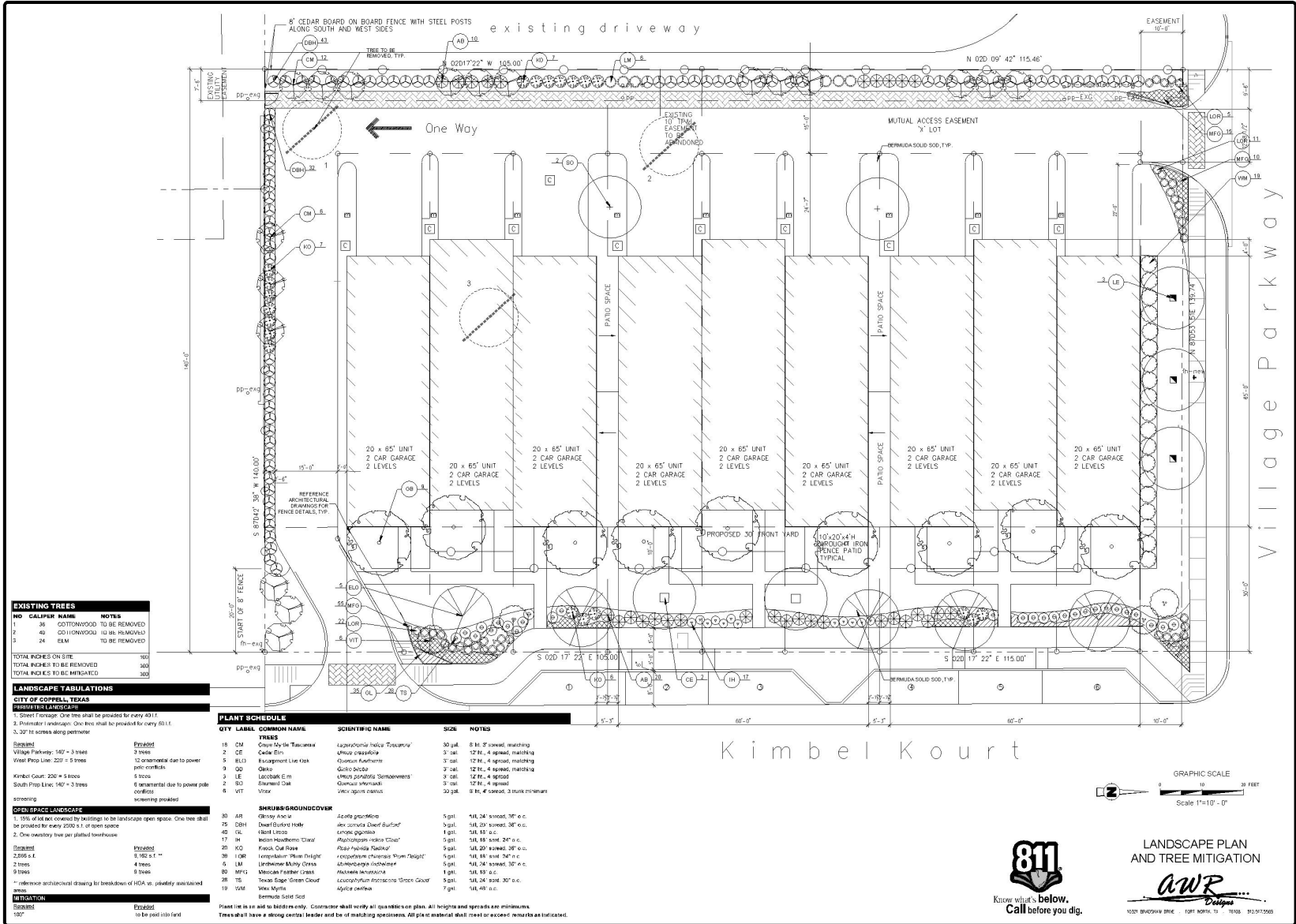
Area Site Plan
Scale: 1" = 20'

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ISSUE	FOR	DATE	PROJ.

L1.1



LANDSCAPE PLAN AND TREE MITIGATION
AWR
 DESIGN
 1001 BRUNSWICK DRIVE - FORT WORTH, TX 76108 817.517.5550

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A3.00



01 East Elevation
Scale: 1/8" = 1'-0"



02 West Elevation
Scale: 1/8" = 1'-0"



8" TALL CEDAR BOARD ON BOARD, WITH GALVANIZED STEEL POSTS
AT 0'-0" SET 4" IN GROUND IN 4" DIAMETER CONCRETE FOOTING

05 South and West Perimeter Fence
No Scale



03 North Elevation Bldg 1 (between bldgs)
Scale: 1/8" = 1'-0"



03 North Elevation
Scale: 1/8" = 1'-0"

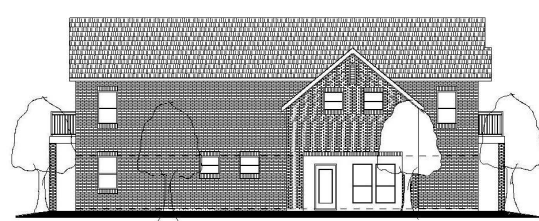
Exterior Masonry Areas

BUILDING 1 - SOUTHWEST

EAST ELEVATION, EXCLUSIVE OF DOORS, WINDOWS, BALCONY FASCIA	895 SF
2-D AREA =	895 SF (74%)
BRICK AREA =	662 SF (74%)
CEMENT PLASTER AREA =	234 SF (26%)
SOUTH ELEVATION =	955 SF
BRICK AREA =	955 SF (100%)
WEST ELEVATION, EXCLUSIVE OF DOORS, WINDOWS, BALCONY FASCIA	828 SF
2-D AREA =	828 SF (74%)
BRICK AREA =	615 SF (74%)
CEMENT PLASTER AREA =	215 SF (26%)
NORTH SIDE (BETWEEN BUILDINGS)	955 SF
CEMENT FIBER BD (HARDIE)	955 SF (100%)
CUMULATIVE AREAS	
BRICK	2,230 SF (61.4%)
CEMENT PLASTER	440 SF (12.3%)
CEMENT FIBER BOARD	375 SF (10.3%)



06 Patio Fence
No Scale
42 INCH HIGH BLACK PAINTED WROUGHT IRON PATIO ENCLOSURE



04 South Elevation
Scale: 1/8" = 1'-0"