

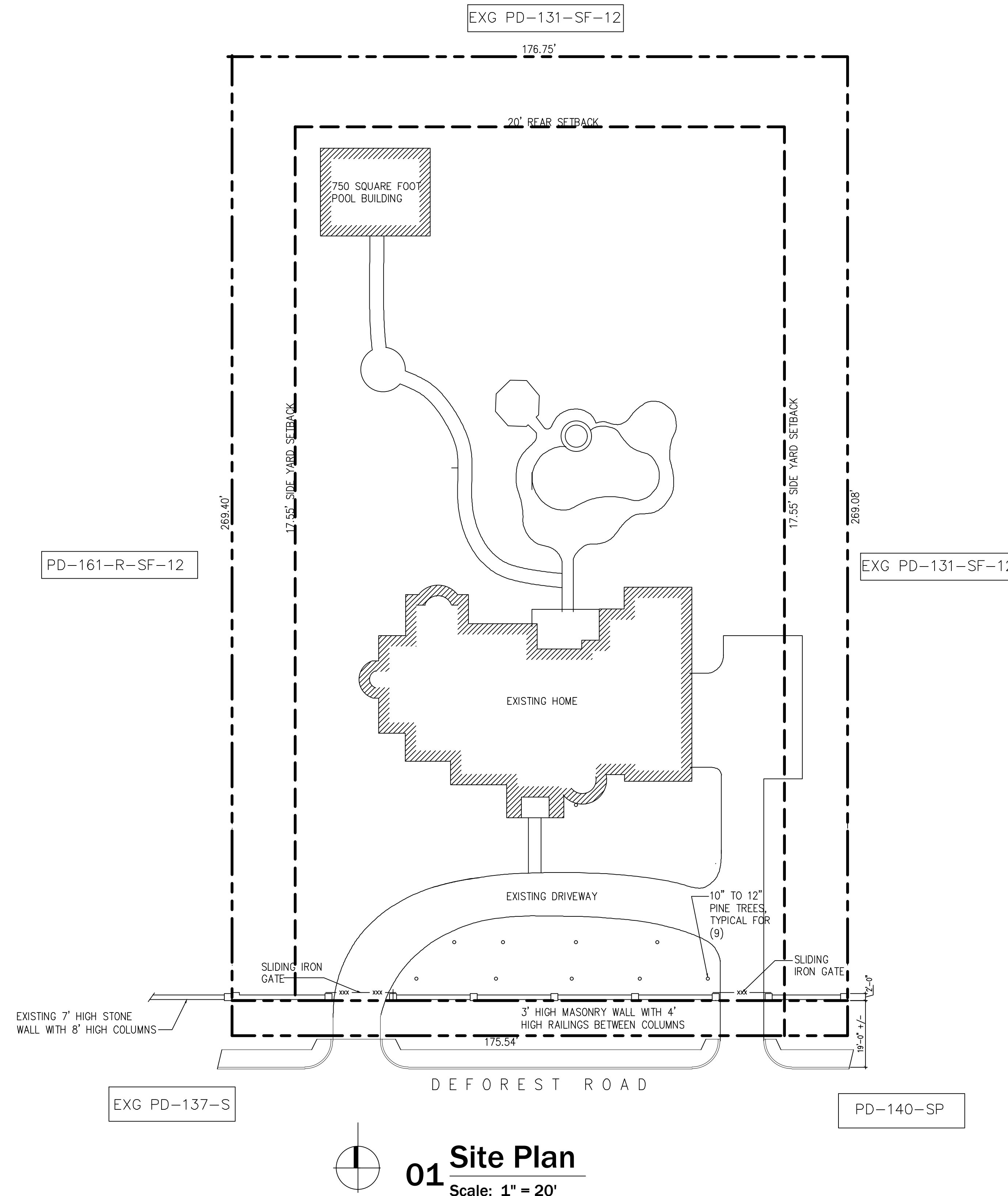
01 New Stone and Iron Wall
No Scale



01 Existing Stone Wall
No Scale



01 Existing Front Elevation
No Scale



01 Site Plan
Scale: 1" = 20'

Site Data

LEGAL DESCRIPTION
LOT 1, BLOCK 1 OF CAMERON COUNTRY, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98230, PAGE 57, MAP RECORDS, DALLAS COUNTY, TEXAS, THE HEREIN IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT.

EXISTING ZONING: SF-12
PROPOSED ZONING: PLANNED DEVELOPMENT
PROPOSED USE: EXISTING SINGLE FAMILY RESIDENCE WITH PROPOSED NEW FRONT MASONRY AND DECORATIVE METAL SCREEN/SECURITY WALL WITH GATES, AND A NEW ACCESSORY BUILDING AT THE REAR (NORTH) SIDE OF THE PROPERTY.

PROPOSED ACCESSORY BUILDING SQUARE FOOTAGE: UP TO 750 SF

ACCESSORY BUILDING HEIGHT: 24' MAXIMUM

SITE AREA: 47,293 +/- SF, 1.09 ACRE

LOT COVERAGE: EXISTING HOME FOOTPRINT: 4,393 SF
PROPOSED ACCESSORY BLDG: 750 SF
TOTAL COVERAGE: 5,143 SF,
PERCENT COVERAGE: 0.11 %

OWNER/APPLICANT: CHERIE CAO
812 DEFOREST DRIVE
COPPELL, TX 75019

ARCHITECT: GPF ARCHITECTS LLC
549 E. SANDY LAKE ROAD, SUITE 100
COPPELL, TEXAS 75019
TEL: 972-824-7966
gfrnka@gpfarchitects.com

Planned Development Conditions

1. THE NEW ACCESSORY BUILDING WILL NOT EXCEED 750 CONDITIONED SQUARE FEET. FINAL LOCATION TO BE DETERMINED WITHIN 20' REAR AND 17.55' SIDE YARD SETBACKS.
2. BUILDING HEIGHT WILL NOT EXCEED 24'.
3. ALLOW A BRICK/STONE AND METAL WALL TO LOCATED WITHIN THE FRONT YARD AS DEPICTED.

NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, MECHANICAL, ELECTRONIC, PHOTOCOPIING, RECORDING OR OTHERWISE WITHOUT THE PROPER WRITTEN PERMISSION OF THE ARCHITECT.

THESE PLANS ARE NOT COMPLETE AND SHALL NOT BE USED FOR BIDDING, PERMITTING OR CONSTRUCTION

ADDITIONS AND RENOVATIONS TO THE
CAO RESIDENCE
812 DeForest Drive
Coppell, Texas 75019

REVISIONS	BY
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ISSUE DATE FOR P&Z	08/17/2023
DRAWN	GF
CHECKED	GF
SCALE	AS SHOWN
JOB NO.	8071
SHEET	