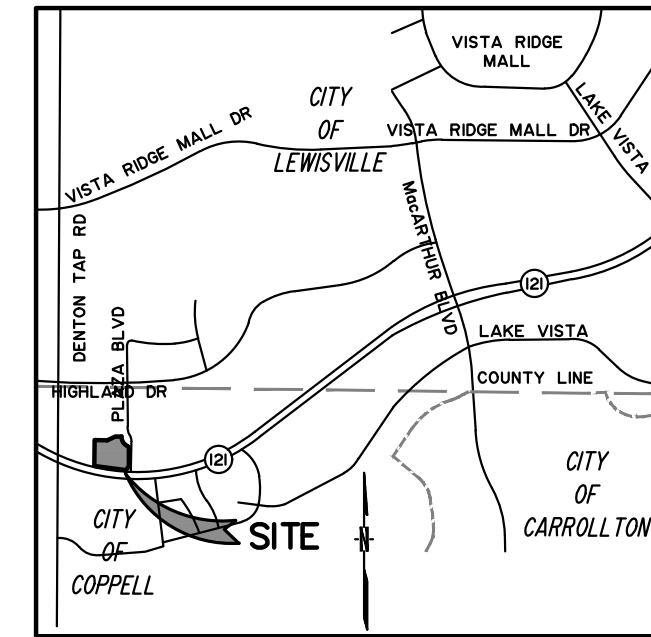
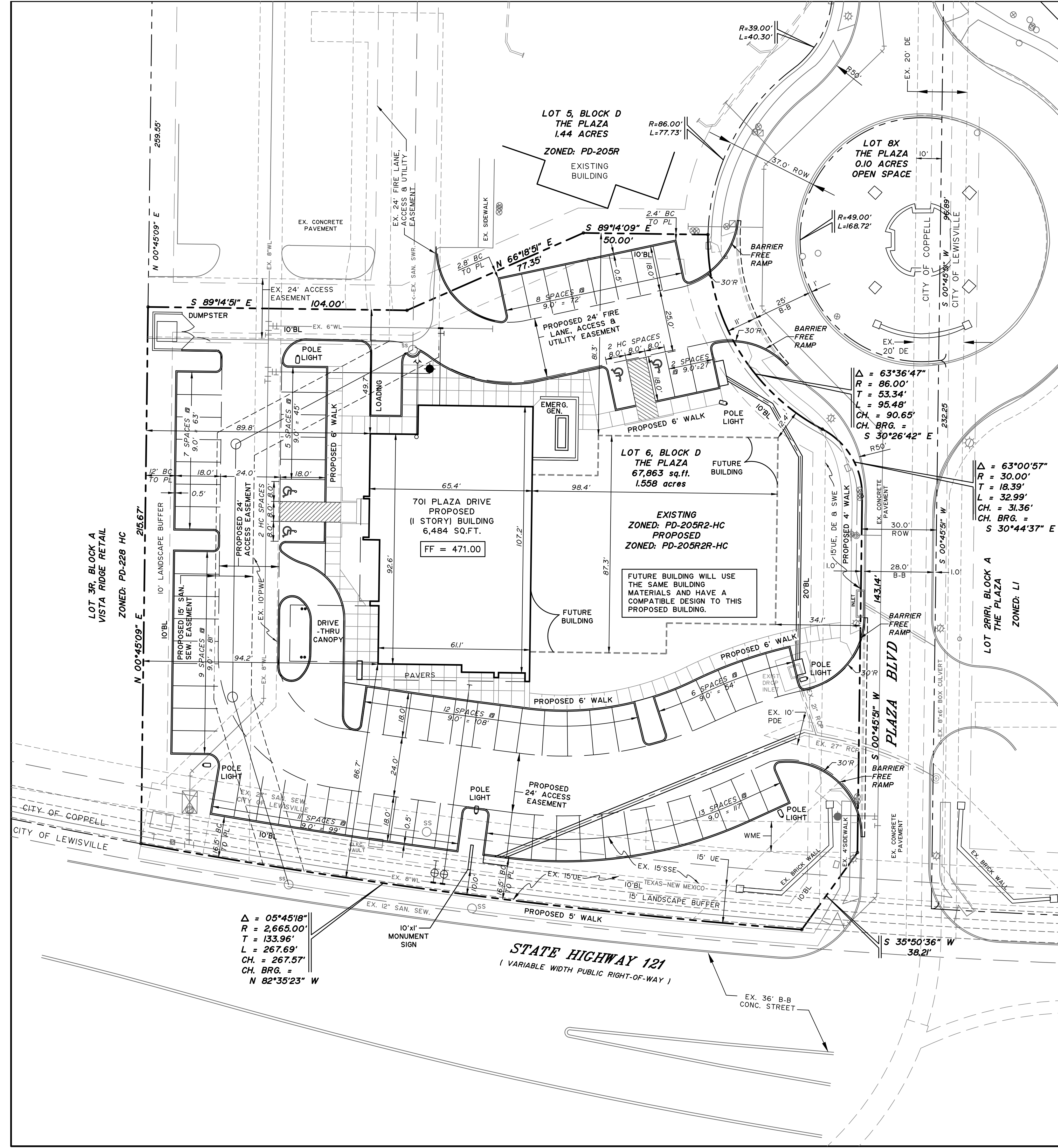


EXHIBIT "B"



LEGEND	
EX.	EXISTING
SSE	SANITARY SEWER EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
BL	BUILDING LINE
UE	UTILITY EASEMENT
PWE	PRIVATE WATER EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE & LANDSCAPE EASEMENT

CODE DATA - IBC - BUSINESS (B)	
2012 INTERNATIONAL BUILDING CODE AND NFPA 101	
OCCUPANCY CLASSIFICATION	(B) BUSINESS
CONSTRUCTION TYPE	TYPE II-B
ACTUAL AREA	6,484 S.F. (NEW AMBULATORY SURGICAL CENTER)
ALLOWABLE AREA (NO INCREASE)	23,000 S.F.
FRONTAGE INCREASE	17250 S.F.
SPRINKLER INCREASE	3X
ALLOWABLE NO. STORIES	(4)
ACTUAL NO. STORIES	(1)
ALLOWABLE BLDG HEIGHT	60 FT
ACTUAL BLDG HEIGHT	23'-4"
ALLOWABLE AREA (WITH INCREASE)	99,250 S.F. PER FLOOR
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS TABLE 601	
STRUCTURAL FRAME	0 HR
BEARING WALLS	0 HR
NON-BEARING WALLS (EXTERIOR)	0 HR
INTERIOR FINISH REQUIREMENTS BY OCCUPANCY (SPRINKLED)	TABLE 803.9
EXIT ENCLOSURES & PASSAGEWAYS	CLASS B
CORRIDORS	CLASS C
ROOMS AND ENCLOSED SPACES	CLASS C
MINIMUM NUMBER OF PLUMBING FIXTURES	TABLE 2902.1
REQUIRED:	
WATER CLOSETS	1 PER 100 (64 / 100 = 1) 5
LAVATORIES	1 PER 100 (64 / 100 = 1) 5
DRINKING FOUNTAINS	1 PER 100 (64 / 100 = 1) 1
SERVICE SINK	1 PER 100 (64 / 100 = 1) 2
DISTANCE BETWEEN BUILDINGS 60' - FT	
AREA SEPARATION REQUIRED: 30 FT	
CALCULATED OCCUPANT	64 OCCUPANTS
DESIGN OCCUPANT LOAD	64 OCCUPANTS
EGRESS WIDTH REQ.	2 INCHES PER OCCUPANT 13 INCHES
EGRESS WIDTH PROVIDED	46' - 34" - 34" = 14 INCHES
	2 INCHES PER OCCUPANT 14 INCHES

FLOOD NOTE:

SUBJECT TRACT LIES WITHIN ZONE "X" AREA NOT WITHIN A FLOOD HAZARD AREA, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 4813C 01555, DATED JULY 7, 2014.

NOTES:

REFER TO LANDSCAPE AND LANDSCAPE IRRIGATION PLANS FOR LANDSCAPE INFORMATION.

BUILDING HVAC EQUIPMENT WILL BE MOUNTED ON ROOF AND SCREENED WITH PARAPET WALLS.

ADDITIONAL COMMENTS WILL BE GENERATED UPON DETAILED ENGINEERING PLAN REVIEW.

TREE REMOVAL PERMIT IS REQUIRED TO BE OBTAINED PRIOR TO TREE REMOVAL.

SITE DATA TABLE

LOT AREA	67,863 sq.ft.
EXISTING ZONING	PD-205R2-HC
PROPOSED USE	PD-205R2R-HC
PROPOSED BUILDING	(1) STORY
AREA	6,484 sq.ft.
MAXIMUM BUILDING HEIGHT	40'
FINISH FLOOR ELEVATION	471.00'
REQUIRED PARKING	37 SPACES (1:175)
PROPOSED PARKING	
REGULAR	73 SPACES
HANDICAP	4 SPACES
TOTAL	77 SPACES
PROPOSED LOT COVERAGE	9.6%
FLOOR AREA RATIO	1:10

EXISTING PD-205R2-HC (APPLICABLE PD CONDITIONS)

- SETBACKS:
- FRONT YARD: 10 feet
 - REAR YARD: 10 feet
 - SIDE YARD: 10 feet
- PARKING REQUIREMENTS: (VARIANCE TO SEC. 12-22-4)
- (i) VARIANCE TO PARKING REQUIREMENTS, WHICH REQUIRED THAT NO MORE THAN 50% OF THE REQUIRED PARKING SHALL BE UTILIZED IN THE FRONT YARD AND NO PARKING OR LOADING SHALL BE PERMITTED WITHIN 20 FEET OF THE FRONT PROPERTY LINE.
- LANDSCAPE REQUIREMENTS:
- (i) A BUFFER IS NOT REQUIRED FOR PORTIONS OF LOTS ABUTTING PLAZA BLVD.
 - (ii) NO PERIMETER LANDSCAPING SHALL BE REQUIRED BETWEEN LOTS 5 & 6.
 - (iii) LESS THAN 50% OF THE NON-VEHICULAR LANDSCAPING MAY BE PROVIDED IN THE FRONT YARD.
 - (iv) THE REQUIRED INTERIOR AND NON-VEHICULAR OPEN SPACE CALCULATIONS SHALL BE COMPUTED ON AN OVERALL (Lots 1BR through 8X) basis.

PROPOSED PD-205R2R-HC (CONDITIONS)

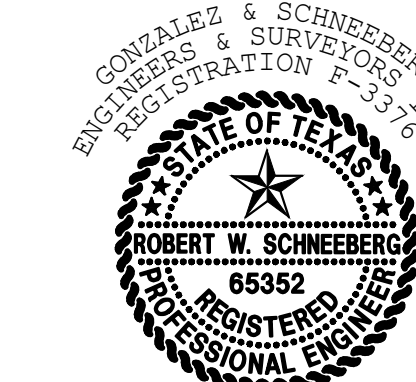
- BUILDING REQUIREMENTS (VARIANCE TO SEC. 12-22-5):
- (i) VARIANCE TO EXTERIOR CONSTRUCTION REQUIRES EXTERIOR WALL SURFACES, OTHER THAN A BASE COLOR, SHALL BE PERMITTED TO EXCEED 5% OF THE SURFACE AREA OF ANY ONE FACADE.
 - (ii) "THE MONUMENT SIGN SHALL BE PERMITTED AS INDICATED ON THE DETAIL SITE PLAN AND LANDSCAPE PLANS AND SHALL BE PERMITTED TO BE LOCATED ON A BERM, NOT TO EXCEED TWO FEET FROM STREET ELEVATION."

PRELIMINARY

NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SITE PLAN PERMITTING ONLY AND IS NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF ROBERT W. SCHNEEBERG, P.E. TEXAS REGISTRATION NO. 65352 DATE: 03/31/2016



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT W. SCHNEEBERG, P.E. 65352 ON 03/31/2016. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

PROJ. No. : 6475-16-02-05 DWG. NO.: 6475Site.dwg

DETAIL SITE PLAN - 711 PLAZA BLVD.	
LOT 6 BLOCK D - THE PLAZA 1.558 AC.	
G.C. WOOLSEY SURVEY, ABSTRACT NO. 1792	
CITY OF COPPELL DALLAS COUNTY, TEXAS	
OWNER & APPLICANT: TIMOTHY THOMASON, M.D. 2021 N. MACARTHUR BLVD, SUITE 150 IRVING, TEXAS 75061 PH. 972.253.4250 FAX 972.253.4254 TTTHOMASON@MSCITX.COM	CIVIL ENGINEER-GONZALES & SCHNEEBERG ENGINEERS & SURVEYORS, INC. 660 N. CENTRAL EXPY. SUITE 250 PLANO, TX. 75074 PH. 972.516.8855 FAX 972.516.8901 ROBERTSCHNEEBERG@GS-ENGINEERS.COM
ARCHITECT:BOYNTON WILLIAMS & ASSOCIATES 3010 LBJ SUITE 110 DALLAS, TEXAS 75234 P) 972.661.5461 F) 972.661.5449 JEFF@BWAARCHITECTS.COM	LANDSCAPE ARCHITECT: GRUBBS DESIGN GROUP 403 S. TENNESSEE STREET MCKINNEY, TEXAS 75069 P) 972.548.5020 JOE@GRUBBSDESIGNGROUP.NET.