

Exhibit "B"

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# COBLE RESIDENCE

ISSUE FOR PLANNED DEVELOPMENT REVISION    08 FEB 2021

PROJECT LOCATION

748 Deforest Road  
Coppell, Texas, 75019

PROJECT DESCRIPTION

BEING LOT 1, BLOCK 1 OF ST. ANDREWS MANOR, AN ADDITION TO THE CITY OF COPPELL, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2001044, PAGE 3714, DEED RECORDS OF DALLAS COUNTY, TEXAS.

ZONING DESCRIPTION

ZONING PD-184 SF-ED

LOT COVERAGE

LOT SIZE -	5.067 ACRE (220,719 SF)
MAX LOT COVERAGE -	20 %
ALLOWABLE COVERAGE -	44,144 SF
COVERAGE FLOOR AREA -	9,868 SF
PERCENT LOT COVERAGE -	4.47 %

SQUARE FOOTAGE CALCULATIONS

EXISTING RESIDENCE (DCAD)	5,642 GSF
EXISTING CARRIAGE RESIDENCE - PART OF REVISED PD (DCAD)	952 GSF
EXISTING TOTAL CONDITIONED AREA (DCAD)	6,594 GSF
EXISTING ATTACHED GARAGE (DCAD)	535 GSF
EXISTING CARRIAGE GARAGE (DCAD)	460 GSF
EXISTING SHED (PLAN)	384 GSF
EXISTING COVERED PORCHES (PLAN)	576 GSF
EXISTING TOTAL NON CONDITIONED AREA	1,955 GSF
NEW POOL HOUSE	2,303 GSF
NEW GUEST HOUSE	810 GSF
NEW TOTAL CONDITIONED AREA	3,113 GSF
NEW GREENHOUSE	392 GSF
NEW PORCH ADDITION	564 GSF
NEW TRELLIS	680 GSF
NEW TOTAL NON CONDITIONED AREA	1,636 GSF
TOTAL FLOOR AREA (EXISTING CONDITION + NEW CONDITION)	9,707 GSF
FLOOR AREA RATIO	4.40 %

FIRE SPRINKLER

INSTALL FIRE SPRINKLER NFPA 13-R.  
PROVIDE COMPLETE COVERAGE  
INCLUDING SMALL ROOMS.

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ABBREVIATIONS

A.D.	AREA DRAIN
A.F.F.	ABOVE FINISH FLOOR
A.H.U.	AIR HANDLING UNIT
CJ	CONTROL JOINT
CU	CONDENSER UNIT
D	DRYER
DW	DISH WASHER
DWR.	DRAWER
ELEC.	ELECTRIC
ELEV.	ELEVATION
EQ.	EQUAL
EXT.	EXTERIOR
F.F.	FINISH FLOOR
F.F.E.	FINISH FLOOR ELEVATION
FRZ.	FREEZER
FT.	FOOT
GFCI	GROUND-FAULT CIRCUIT INTERRUPTER
GYP. BD.	GYPSUM BOARD
HB	HOSE BIBB
H.H.	HEAD HEIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MICRO.	MICROWAVE
MIN.	MINIMUM
PNL.	PANEL
R.A.G.	RETURN AIR GRILL
REF.	REFRIGERATOR / REFERENCE
R.O.	ROUGH OPENING
RQMT.	REQUIREMENT
STR.	STRUCTURAL
S.A.G.	SUPPLY AIR GRILL
TBD.	TO BE DETERMINED
T.E.F.	TOILET EXHAUST FAN
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.P.	TOP OF PLATE
TR	TREAD
TYP.	TYPICAL
W/	WITH
W	WASHER
WH	WATER HEATER
WP	WEATHERPROOF
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
U.N.O.	UNLESS NOTED OTHERWISE

SHEETS	PROPOSED USE	M/A	A/C SQFT	NON A/C SQFT	PERCENTAGE OF MASONRY	BUILDING HEIGHT (ARTICLE 42) (TO FRONT YARD AVERAGE GRADE)
N/A	EXISTING RESIDENCE	M	5,642 SF		UNCHANGED	24'-3 <sup>3/8"</sup>
N/A	EXISTING GARAGE	M		535 SF	UNCHANGED	SAME BUILDING
N/A	EXISTING COVERED PORCHES	M		576 SF	UNCHANGED	SAME BUILDING
G	EXISTING CARRIAGE RESIDENCE	A	952 SF		100%	12'-9"
G	EXISTING CARRIAGE GARAGE	A		460 SF	100%	SAME BUILDING
H	EXISTING SHED	A		384 SF	0%	3'-11 <sup>3/8"</sup>
A	NEW PORCH ADDITION	M		564 SF	UNCHANGED	SAME BUILDING
B	NEW POOL HOUSE	A	2,303 SF		80.95%	10'-5"
C	NEW GUEST HOUSE	A	810 SF		91.05%	8'-5"
D	NEW TRELLIS	A		680 SF		4'-1"
E	NEW GREEN HOUSE	A		392 SF	100%	5'-6 <sup>1/2"</sup>
	(A) ACCESSORY BUILDINGS TOTAL AREA		5,981 SQFT			
	(M) MAIN STRUCTURE		7,317 SQFT			
	LOT SIZE -		5.067 ACRE (220,719 SQFT)			
	COVERAGE FLOOR AREA -		9,868 SQFT			
	PERCENT LOT COVERAGE -		4.47 %			

CITY OF COPPELL PD CONDITIONS:

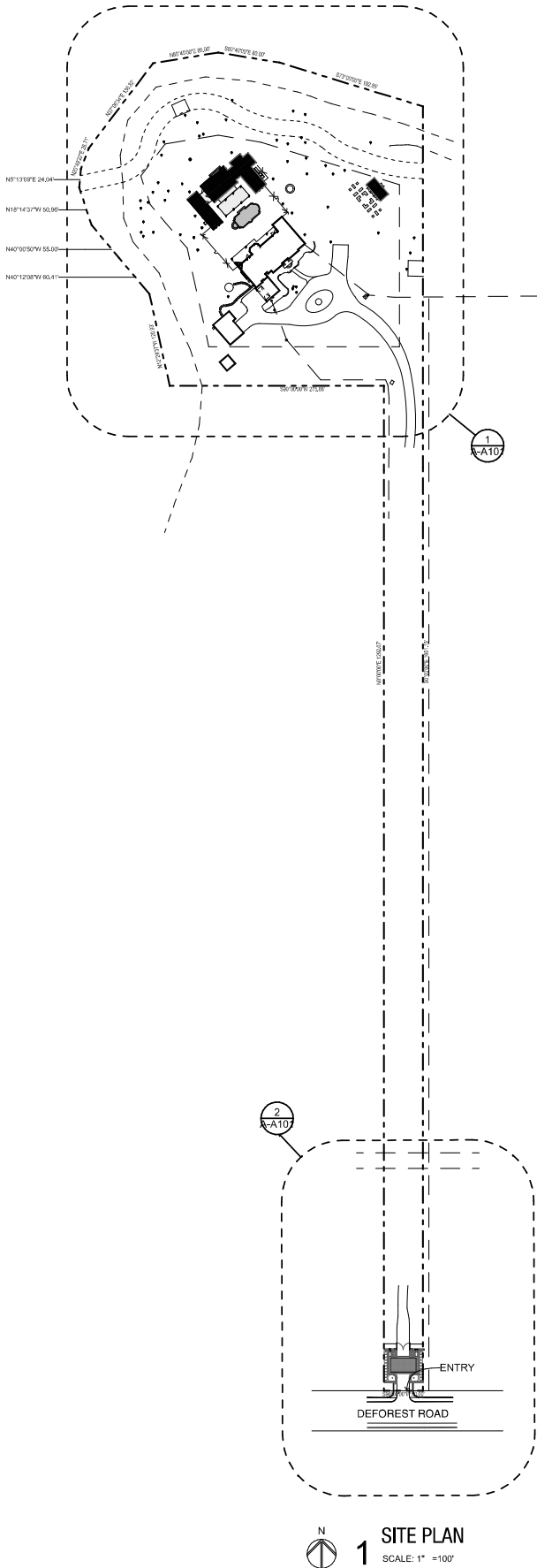
1. THERE MAY BE ADDITIONAL COMMENTS AT THE TIME OF BUILDING PERMIT AND DETAIL ENGINEERING REVIEW.
2. BUILDING PERMITS SHALL BE REQUIRED FOR ALL PROPOSED BUILDINGS, STRUCTURES, PAVING AND FENCES.
3. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY REPAIRS TO THE DRIVEWAY FOR RESPONDING TO CALLS AT THIS ADDRESS.
4. GATE TO BE EQUIPPED WITH GTT OPTICOM SENSOR FOR EMERGENCY APPARATUS TO OPEN THE GATE AND KNOX OVERRIDE IN THE EVENT OF MALFUNCTION.
5. ALL NEW STRUCTURES TO BE EQUIPPED WITH NFPA-13R FIRE SPRINKLER SYSTEMS AND SHALL PROVIDE COMPLETE COVERAGE INCLUDING SMALL ROOMS.
6. TO ALLOW THE EXISTING GARAGE/CARRIAGE HOUSE AS SHOWN ON THE PLANS.
7. TO ALLOW FOR PROPOSED ACCESSORY BUILDINGS TO BE TALLER THAN 12 FEET IN HEIGHT, AS SHOWN ON THE PLANS.
8. TO ALLOW FOR ACCESSORY STRUCTURES WITH A BEDROOM, KITCHEN AND BATHROOM PLUMBING AS SHOWN ON THE PLANS.
9. THE ACCESSORY UNITS SHALL NOT BE RENTED OR LEASED OUT.

SYMBOL LEGEND

- SECTION / ELEVATION
- INTERIOR ELEVATION
- DETAIL
- DOOR
- WINDOW
- ELEVATION HEIGHT
- REVISION

NOTES:

1. ARCHITECT HAS GRAPHICALLY REPRESENTED SITE PLAN BASED ON THE PLAT PROVIDED BY OWNER BEING LOT 1, BLOCK 1 OF ST. ANDREWS MANOR, AN ADDITION TO THE CITY OF COPPELL, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2001044, PAGE 3714, DEED RECORDS OF DALLAS COUNTY, TEXAS, SURVEY PREPARED BY HENNESSEY ENGINEERING, INC., JANUARY 11 2021.
2. ARCHITECT HAS MADE NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTED COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MIGHT DISCLOSE.



Project:

## COBLE RESIDENCE

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Coppell, Texas

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Issues:

Drawing Title:

## Index . Cover

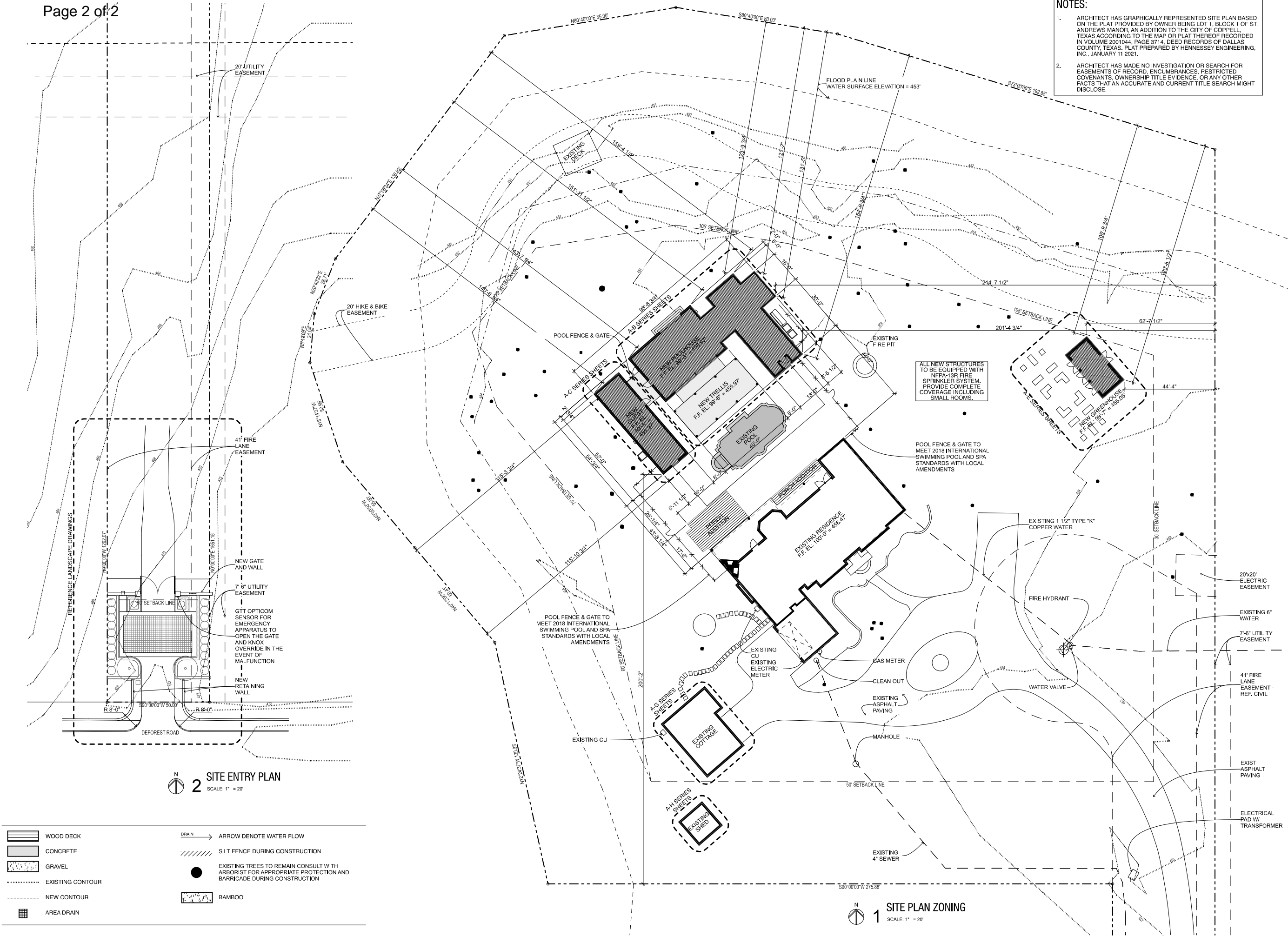
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Project:

**COBLE  
RESIDENCE**

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Drawing Title:

**Site Plan**

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**A-A101**