

Exhibit B
Zoning Case #ZC14-011
Development Statement

The proposed development for Elegant Assisted Living will be in complete accordance with the provisions of the approved Planned Development District and that all Development plans recorded herein shall be binding upon the applicant, his successors and assigns and shall limit and control all building permits.

This property is subject to operating as an assisted living facility per state requirements.

Legal Information

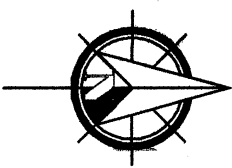
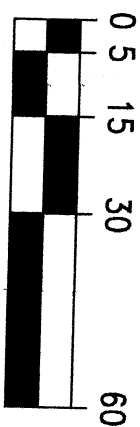
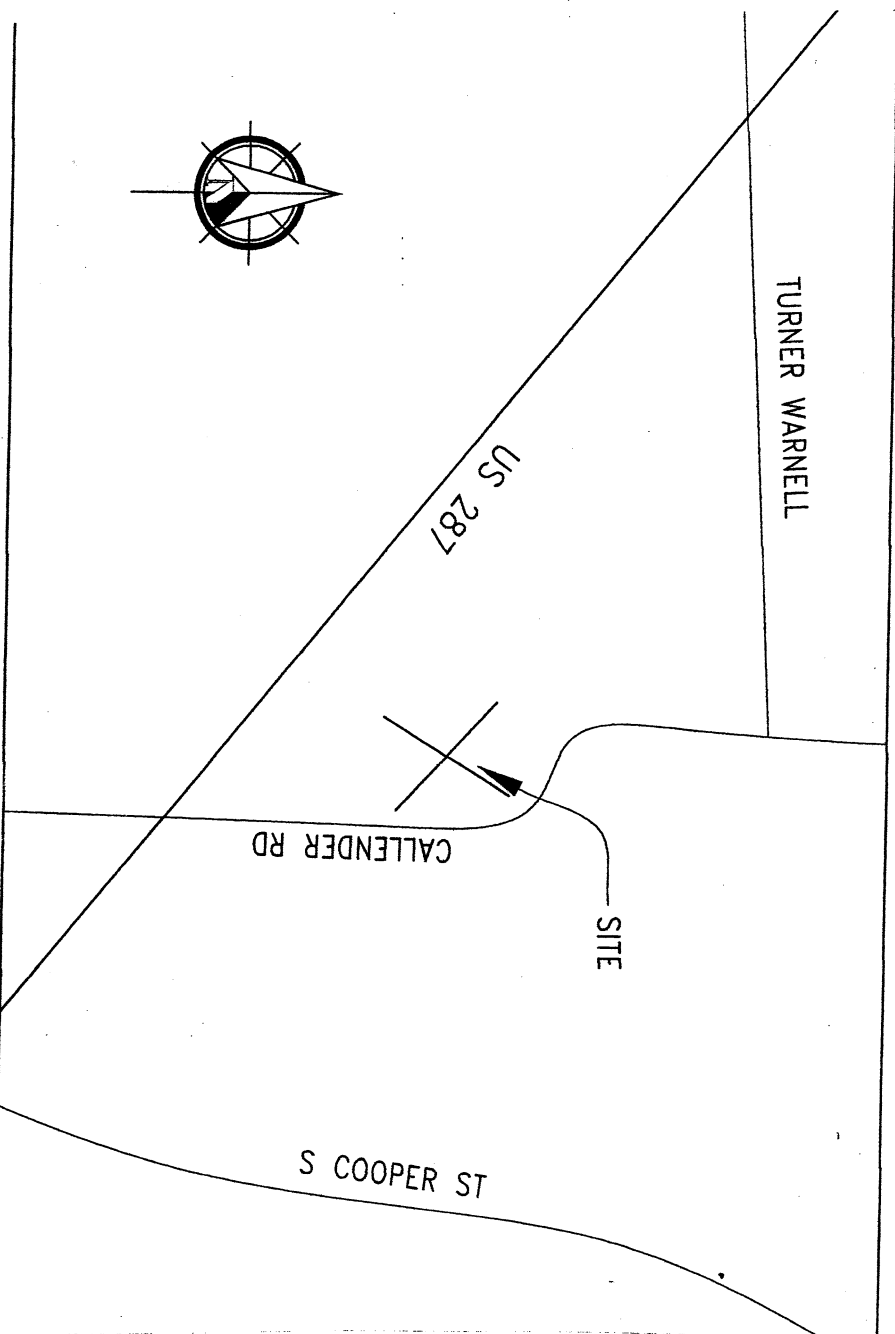
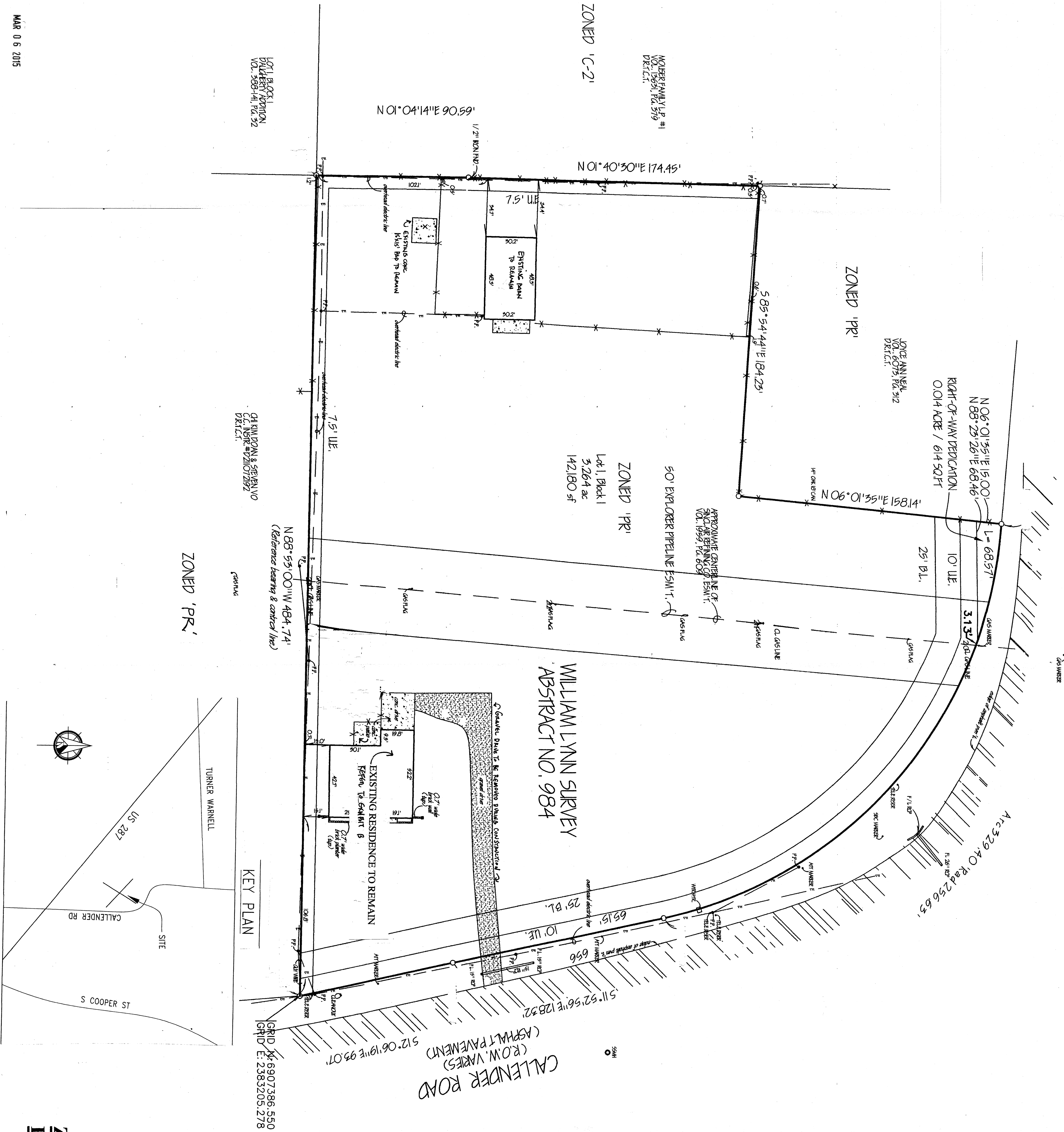
Applicant/Owner: Arthur Girourd
386-451-3080
agirourd@aol.com

Legal Description: Lot 1, Block 1
Reynolds Addition
3.28 Acres, William
Lynn Survey, Abstract 984

Project: Elegant Assisted Living
2415 Callendar Road
Mansfield, TX 76063

Proposed Zoning: PD Assisted Living with
6-16 residents, supervised 24 hour basis,
Not capable of self-preservation

MAR 06 2015



ZONING EXHIBIT
2415 Callendar Road
LOT 1, BLOCK 1
CALLENDER ROAD CHURCH
Recorded in CG# D212055466
City of Mansfield, Tarrant County, Texas

ZONING CASE # ZC14-011
EXHIBIT C

DEVELOPMENT PLAN
FOR
ELEGANT ASSISTED LIVING
2415 Callendar Rd. Mansfield, Tx. 76063

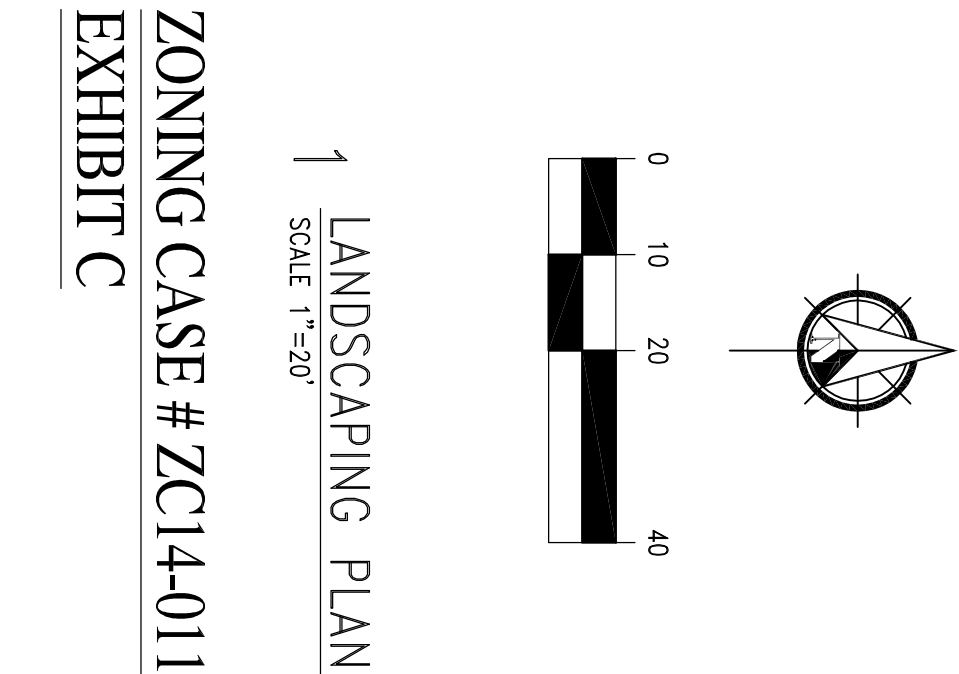
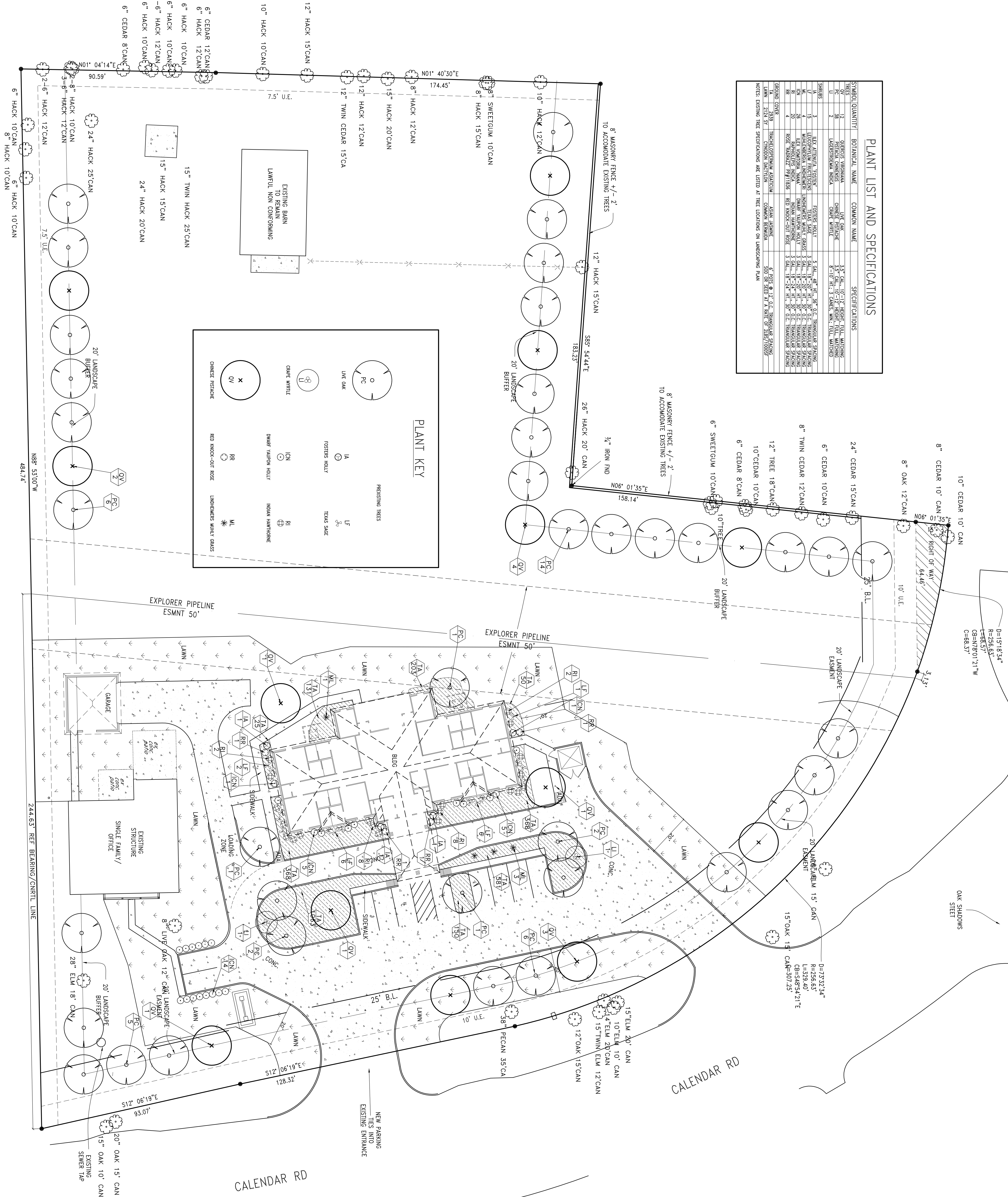
OWNER: Arthur Girouard, agirouard@aol.com 386-451-3080
PROJECT: Elegant Assisted Living, 2415 Callendar Rd, Mansfield, Tx. 76063
LEGAL: Lot 1, Blk 1, Callendar Rd Church Addition
3.28 acres William Lynn Survey, Abst. 984
PROPOSED ZONING: R0
PROPOSED OCCUPANCY: To allow C-2 assisted living, 6-16 residents, supervised, not capable of self-preservation, 24 hour basis
PROPOSED BLDG:
624 sq ft garage
4492 sq ft o/c area
570 sq ft porte cochere
350 sq ft porches
6036 sq ft total
FIRE SPRINKLER/ALARM: Throughout building
Approx const. start date 6-1-15 thru 10-1-15

Grossman
Design Build
1003 S. Bond St. #107
Mansfield, TX 76063
gdp@grossmandesignbuild.com
Mansfield, TX 817-475-9188

- General Notes
1. OWNER & BUILDER TO OBTAIN ALL NECESSARY PERMITS FROM CITY OF MANSFIELD, TEXAS.
 2. OWNER & BUILDER TO VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 3. OWNER & BUILDER TO OBTAIN ALL NECESSARY PERMITS FROM CITY OF MANSFIELD, TEXAS.
 4. BUILDER TO MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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 9. BUILDER TO MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 10. BUILDER TO MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

Sheet Number
2/9/2015
Scale
1"=50'

PLANT LIST AND SPECIFICATIONS		
SYMBOL	QUANTITY	BOTANICAL NAME
SPECIFICATIONS		
TR	12	QUERCUS VIRGINIANA
OV	2	PERSEA VIRGINIANA
PC	2	CHINESE PRISMA
TA	2	LEONTOPODIUM
SHRUBS		
3	5	ILEX ALTERNATA
15	5	LEONTOPODIUM
17	5	LEONTOPODIUM
26	5	LEONTOPODIUM
RI	20	LEONTOPODIUM
20	5	LEONTOPODIUM
4	5	LEONTOPODIUM
GROUND COVER		
1	5	LEONTOPODIUM
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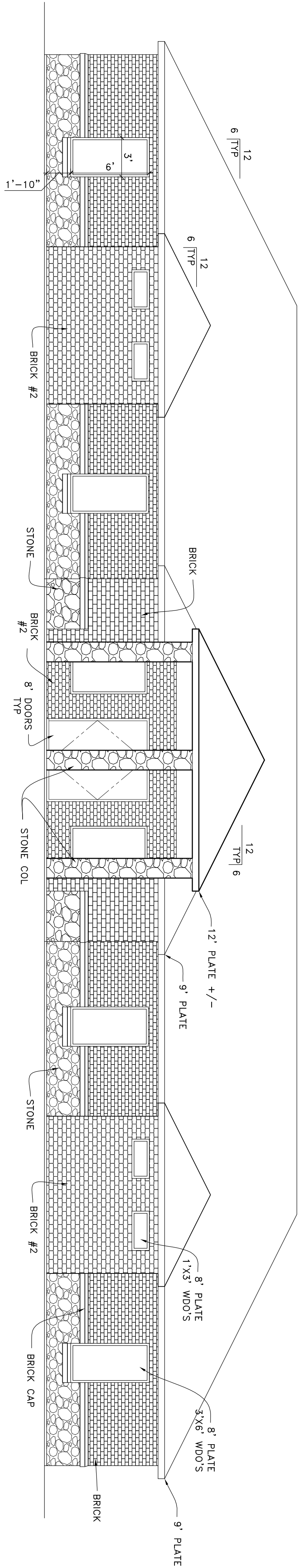


DEVELOPMENT PLAN FOR ELEGANT ASSISTED LIVING 2415 Callendar Rd. Mansfield, Tx. 76063

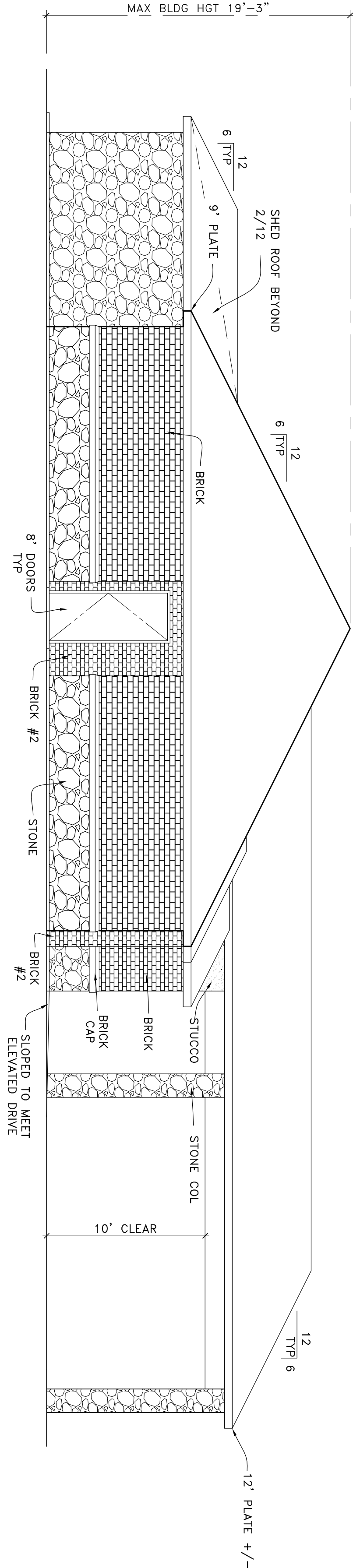
DESCRIPTION
Owner: Arthur Grouard, agrouard@aol.com 386-451-3080
Project: Elegant Assisted Living, 2415 Callendar Rd. Mansfield, Tx. 76063
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3.28 acres William Lynn Survey, Abst.984
Proposed Zoning: PD
Proposed Occupancy: To allow C-2 assisted living, 6-16 residents,
Supervised, Not capable of self-preservation, 24 hour basis
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624 sq ft garage
4492 sq ft of area
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350 sq ft porches
6036 sq ft total
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Approx. const. start date 6-1-15 thru 10-1-15

Grossman
Design Build
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GrossmanDesignBuild.com
Phone/Fax 817-473-9188

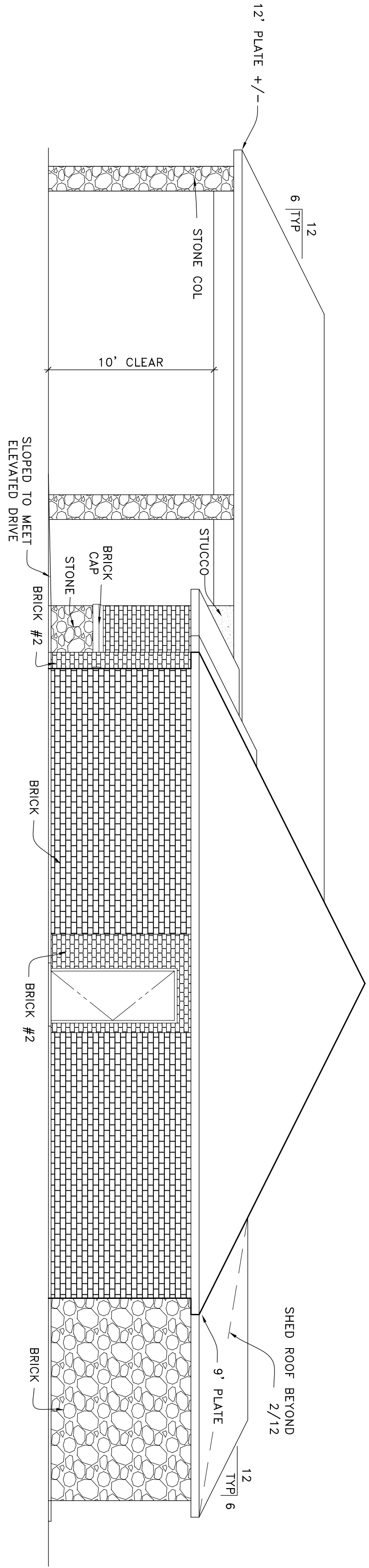
Notes:
1. REFER TO ALL SHEETS AND CONSTRUCTION NOTES FOR ALL NOTES.
2. REFER TO ALL SHEETS AND CONSTRUCTION NOTES FOR ALL NOTES.
3. REFER TO ALL SHEETS AND CONSTRUCTION NOTES FOR ALL NOTES.
4. REFER TO ALL SHEETS AND CONSTRUCTION NOTES FOR ALL NOTES.
5. REFER TO ALL SHEETS AND CONSTRUCTION NOTES FOR ALL NOTES.
6. REFER TO ALL SHEETS AND CONSTRUCTION NOTES FOR ALL NOTES.



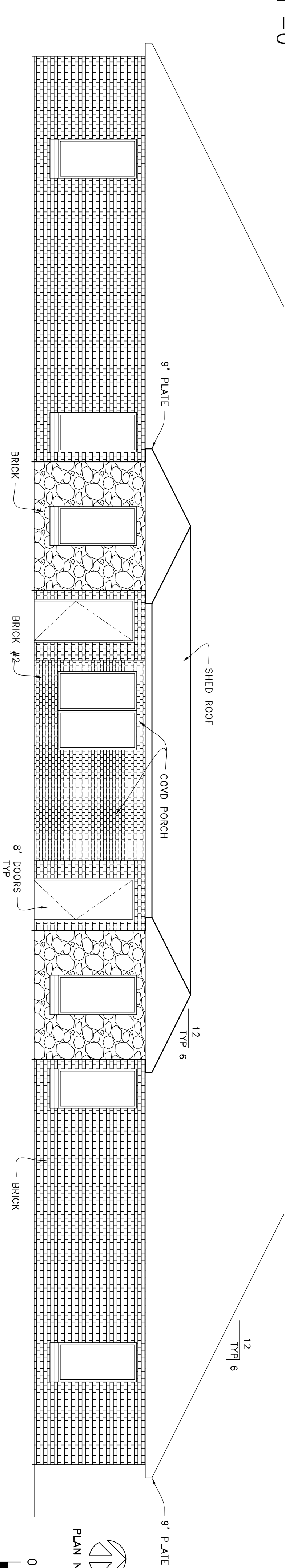
1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

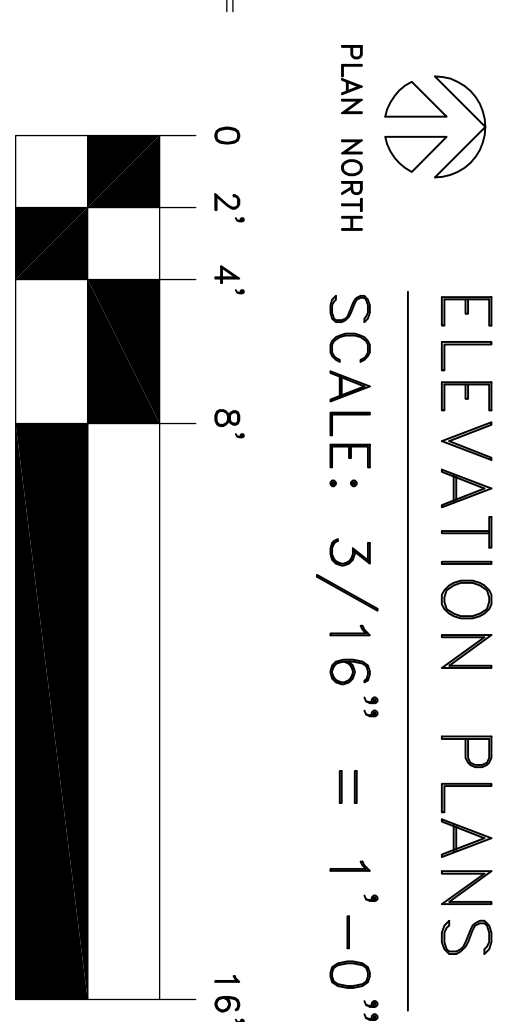


4 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



3 BACK ELEVATION
SCALE: 3/16" = 1'-0"

- NOTES:
- * GUTTER & DS PAINTED THROUGHOUT+
 - * MASONRY COVERAGE = 95%
 - * SHINGLE MATERIAL: LAMINATE ARCH SHINGLES WITH THREE DIMENSIONAL APPEARANCE & 30 YR WARRANTY



ZONING CASE # ZC14-011
EXHIBIT C

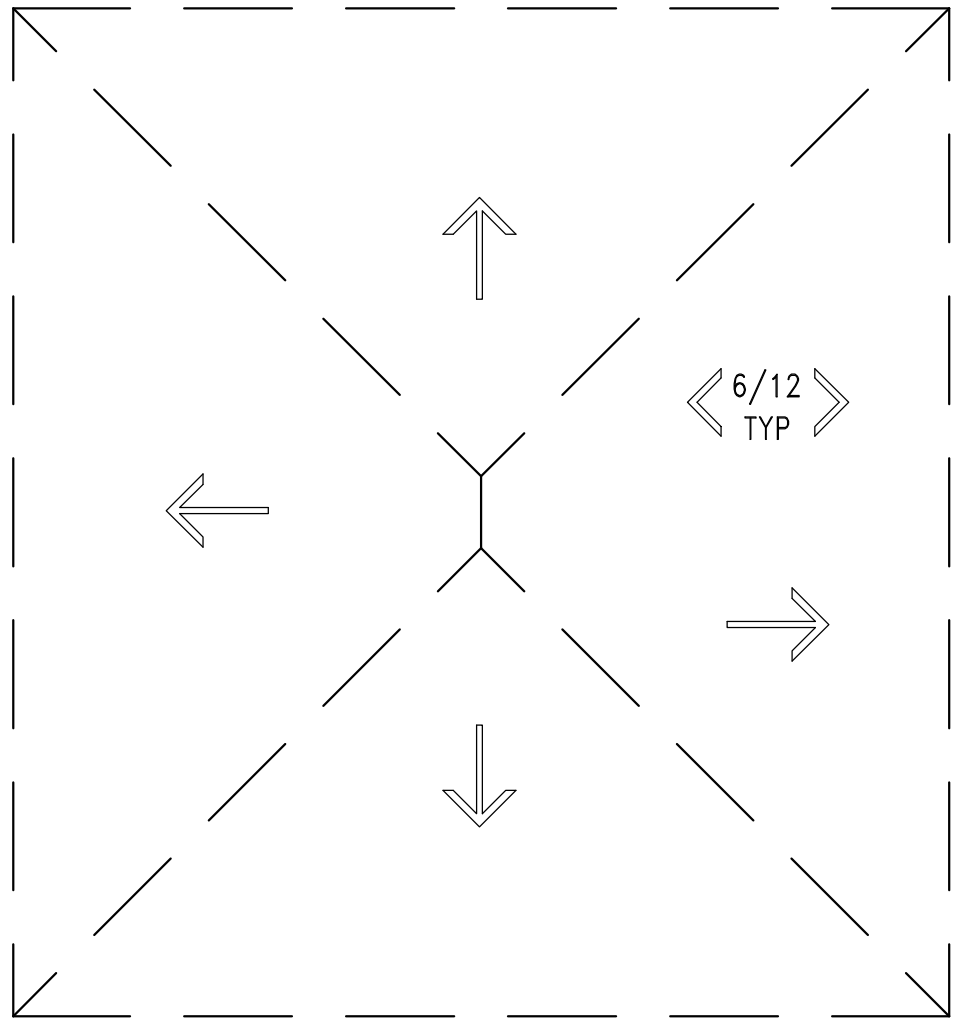
DEVELOPMENT PLAN
FOR
ELEGANT ASSISTED LIVING
2415 Callendar Rd. Mansfield, Tx. 76063

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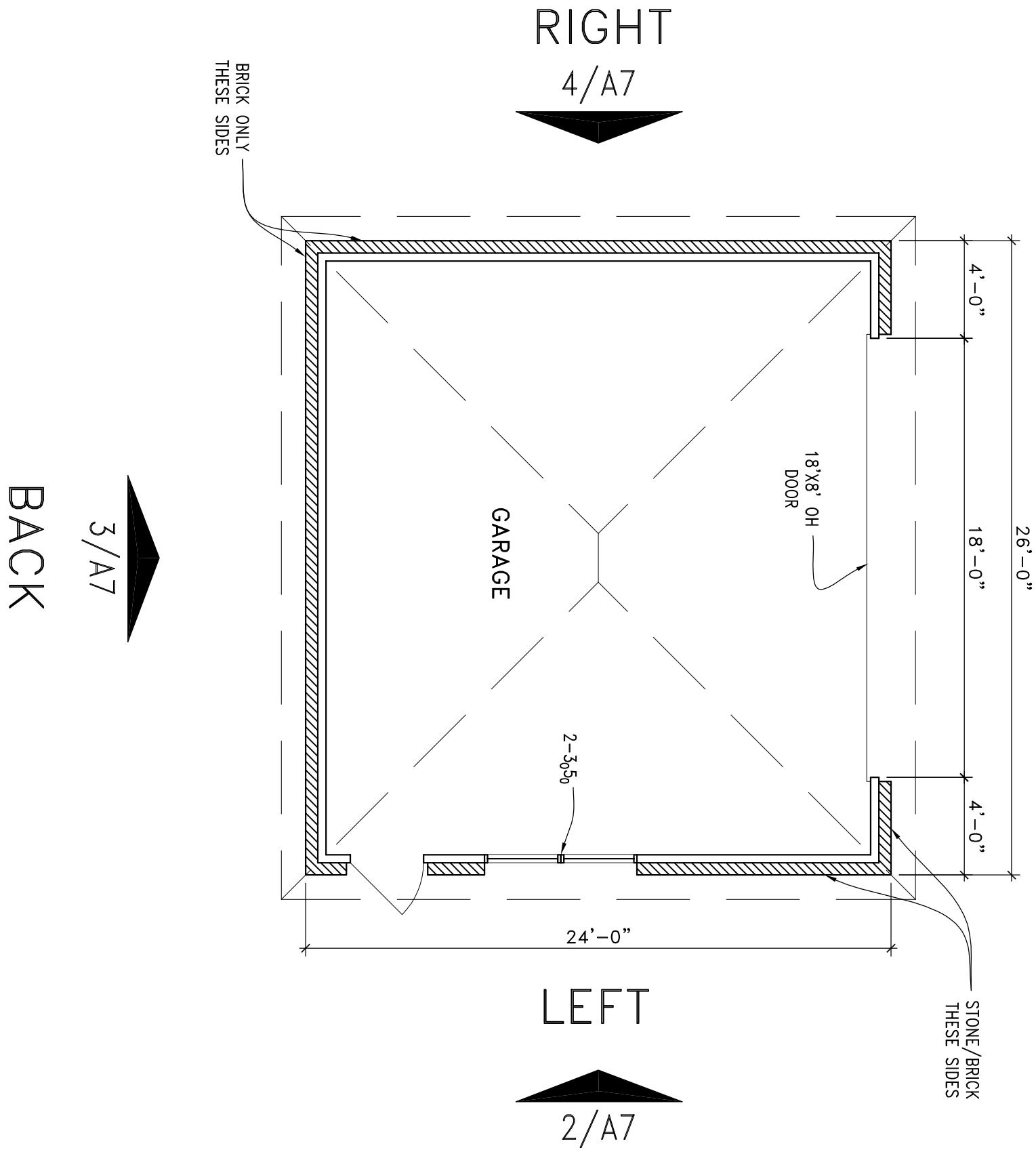
Grossman
Design Build
1003 E. Broad St. #107
GrossmanDesignBuild.com
Phone/Fax 817-473-9188

• REFER TO ALL SHEETS AND CONSTRUCTION NOTES FOR EXISTING CONDITIONS AND EXISTING NOTES. EXISTING CONDITIONS ARE SHOWN IN LIGHT GRAY.
2. OWNER & BUILDER TO VERIFY ALL MATERIALS AND METHODS OF CONSTRUCTION.
3. OWNER & BUILDER TO VERIFY ALL MATERIALS AND METHODS OF CONSTRUCTION.
4. BUILDER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MANSFIELD.
5. ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF ANY MATERIAL METHODS OF CONSTRUCTION.
6. REFER TO SHEET TO CONFORMANCE REQUIREMENTS.

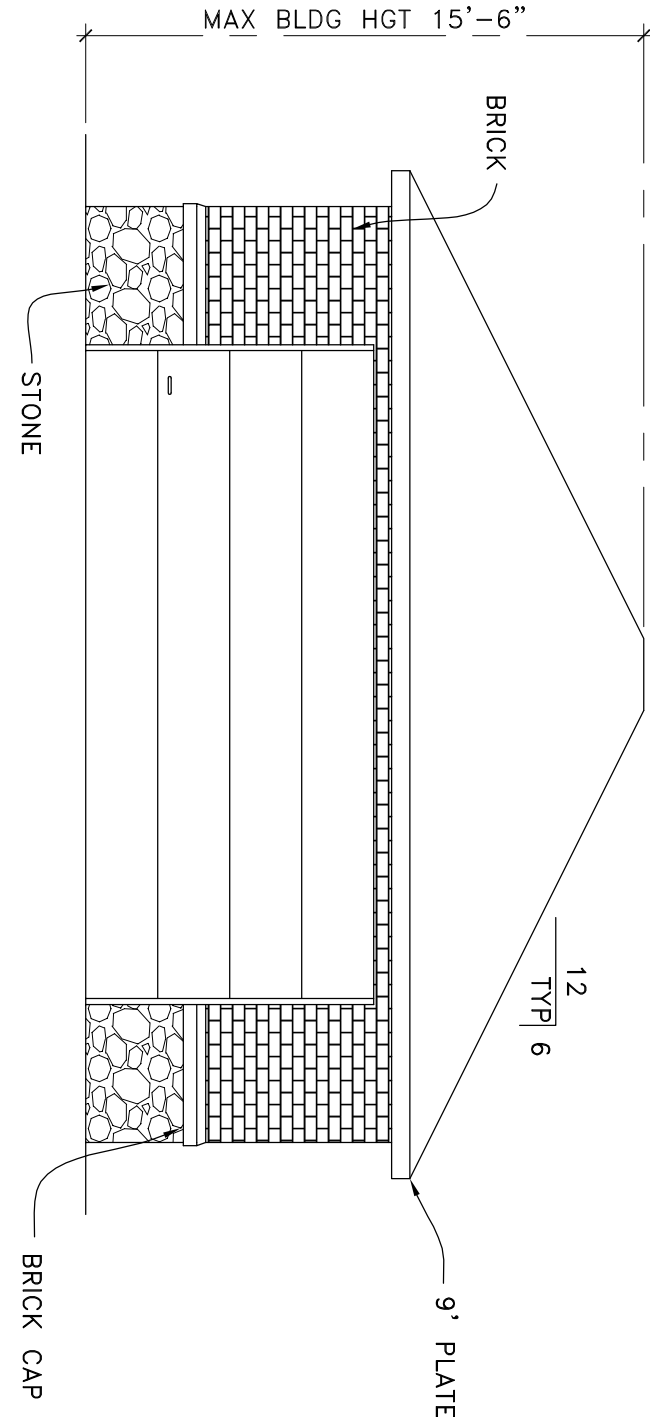
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Date: 3/4/2015
Scale: 3/16" = 1'



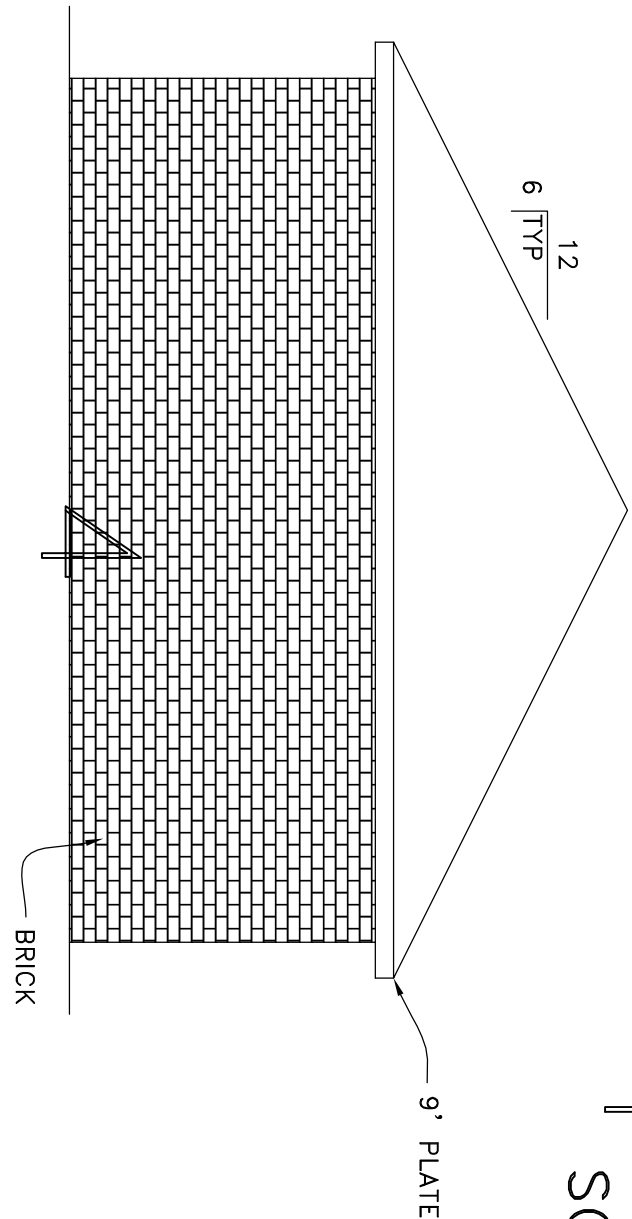
6 GARAGE ROOF PLAN
SCALE: 3/16" = 1'-0"



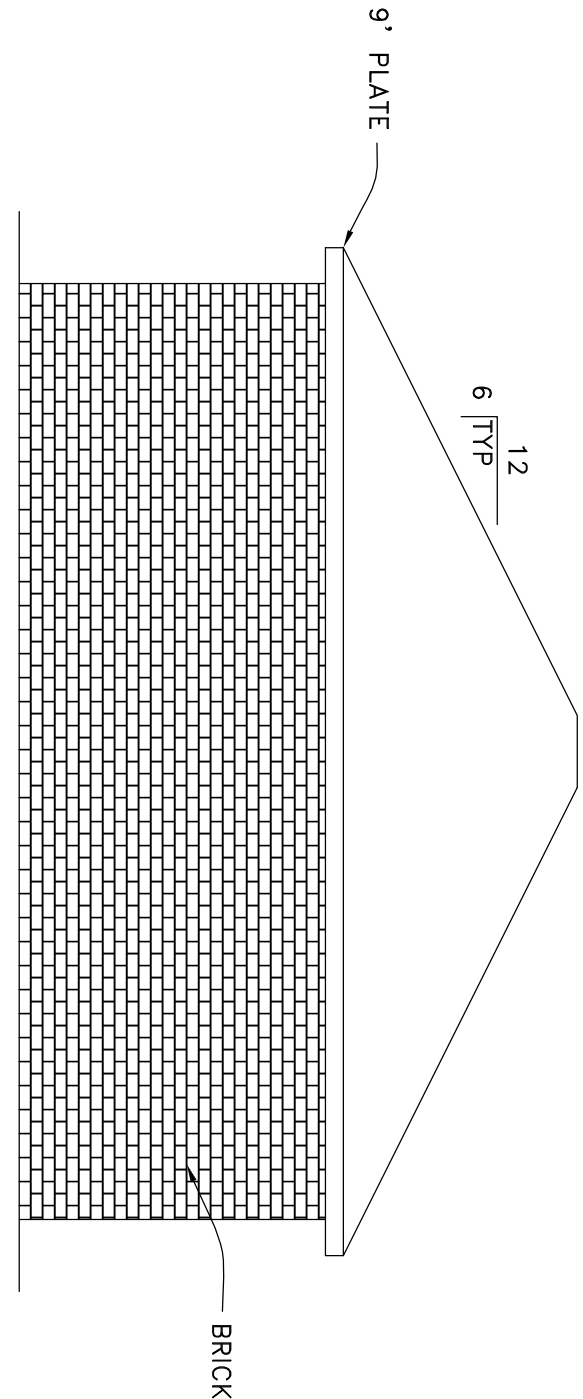
5 GARAGE FLOOR PLAN
SCALE: 3/16" = 1'-0"



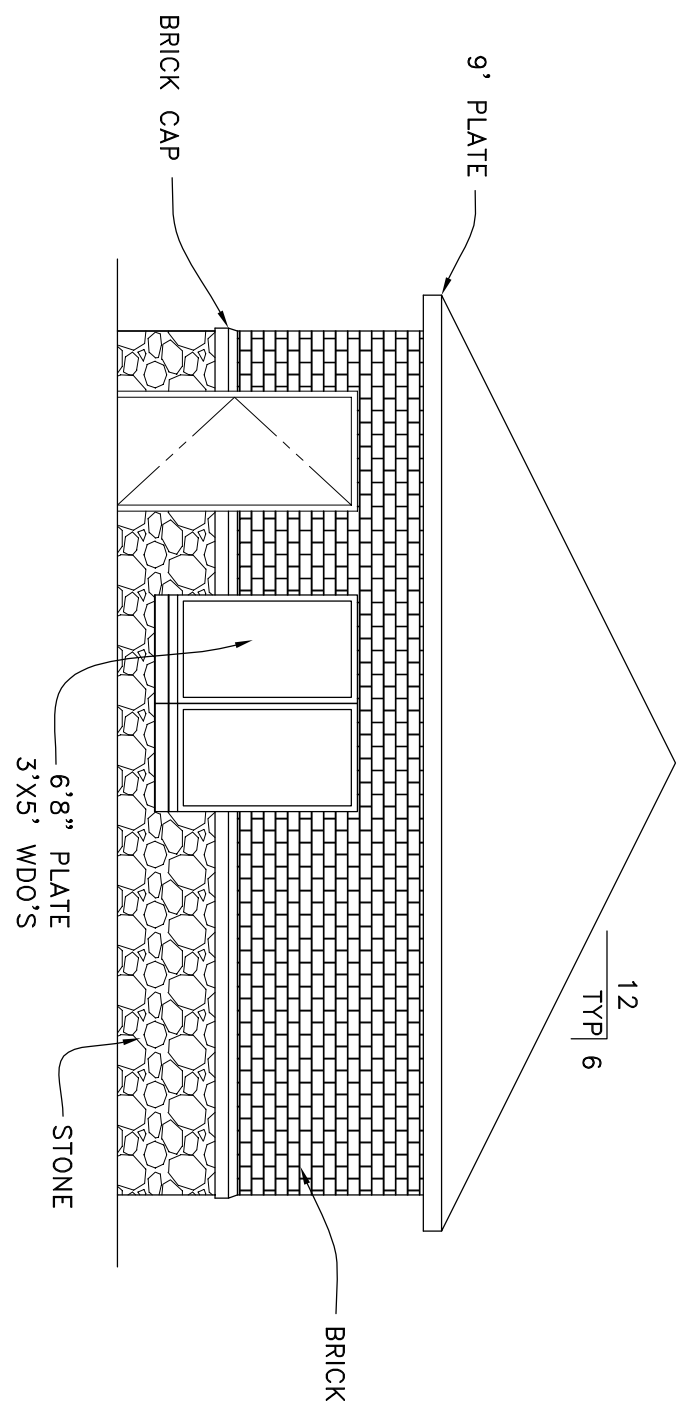
1 FRONT ELEVATION
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RIGHT ELEVATION
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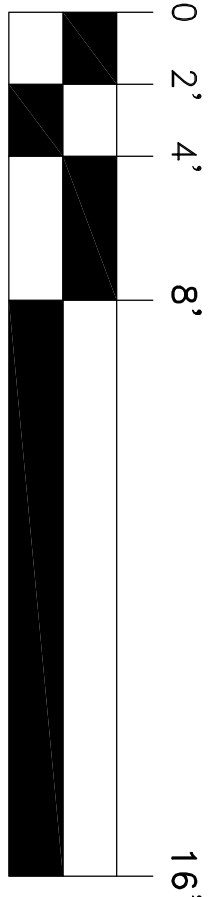
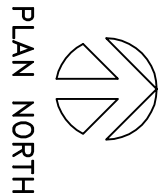
3 BACK ELEVATION
SCALE: 3/16" = 1'-0"



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

GARAGE PLANS
SCALE: 3/16" = 1'-0"

AREA
BLDG 624 SQFT



ZONING CASE # ZC14-011
EXHIBIT C

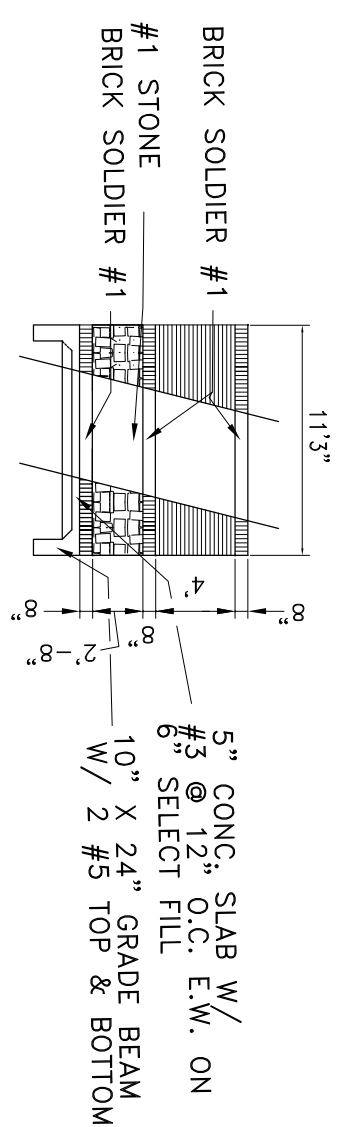
• REFER TO AEP SHEETS AND COMPLEX
QUESTIONS FOR EXISTING NOTES. GROSSMAN
DESIGN BUILD IS NOT RESPONSIBLE FOR
CONSTRUCTION. INSPECTION
2. OWNER & BUILDER TO VERIFY ALL
CONSTRUCTION. INSPECTION
3. OWNER & BUILDER TO VERIFY ALL
CONSTRUCTION. INSPECTION
4. BUILDER TO OBTAIN & BE
RESPONSIBLE FOR ALL CONSTRUCTION OF
CONSTRUCTION. INSPECTION
5. ARCHITECT'S NOT RESPONSIBLE FOR
CONSTRUCTION. INSPECTION
6. REFER TO SHEET TO CONFORMANCE
REQUIREMENTS.
7. ALL WINDOWS 2020 UNLESS OTHERWISE
NOTED.
8. ALL DOORS 3" UNLESS OTHERWISE
NOTED.

Grossman
Design Build
1003 E. Broad St. #107
GrossmanDesignBuild.com
Phone/Fax 817-473-9188

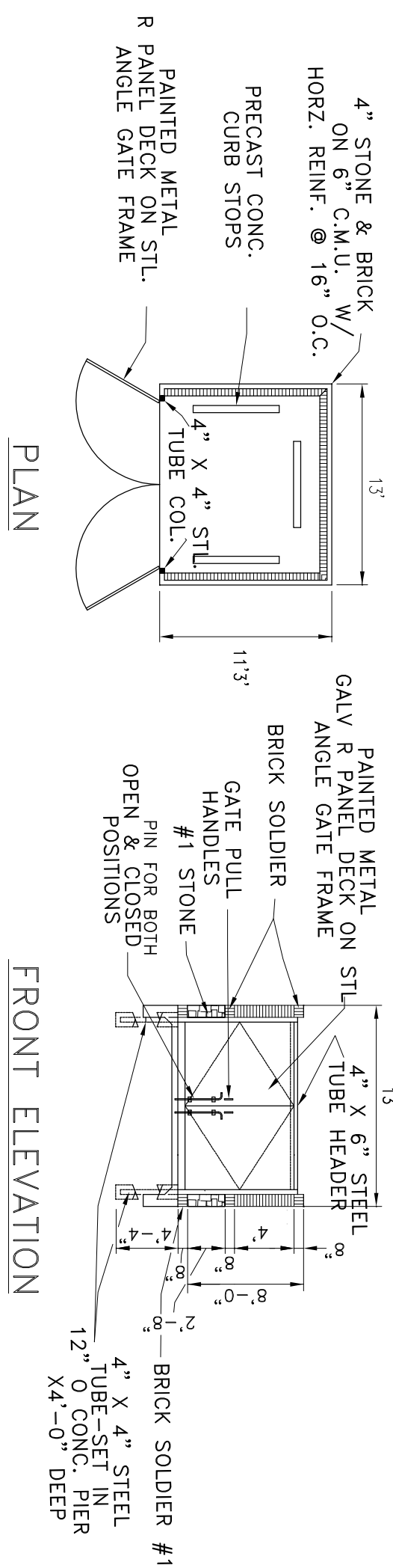
DESCRIPTION
Owner: Arthur Grouard, agrouard@aol.com 386-451-3080
Project: Elegant Assisted Living, 2415 Callendar rd, Mansfield, Tx. 76063
Legal: Lot 1, Blk 1, Callender Rd Church Addition
3.28 acres William Lynn Survey, Abst.984
Proposed Zoning: PD
Proposed Occupancy: To allow C-2 assisted living, 6-16 residents,
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6036 sq ft total
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DEVELOPMENT PLAN
FOR
ELEGANT ASSISTED LIVING
2415 Callendar Rd, Mansfield, Tx. 76063

Sheet Name: Garage Floor Plan
Date: 3/4/2015
Scale: 3/16"=1'

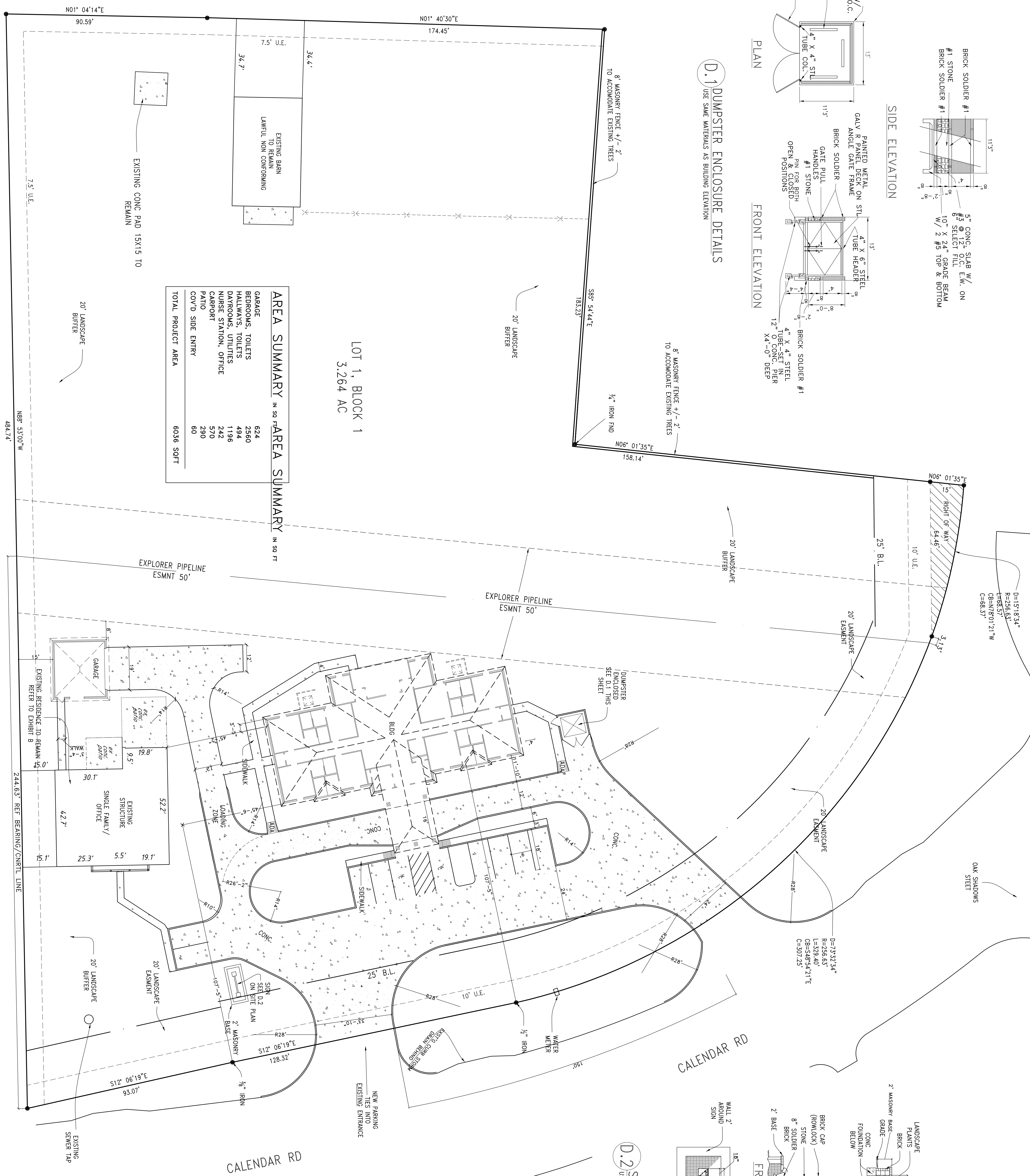


SIDE ELEVATION



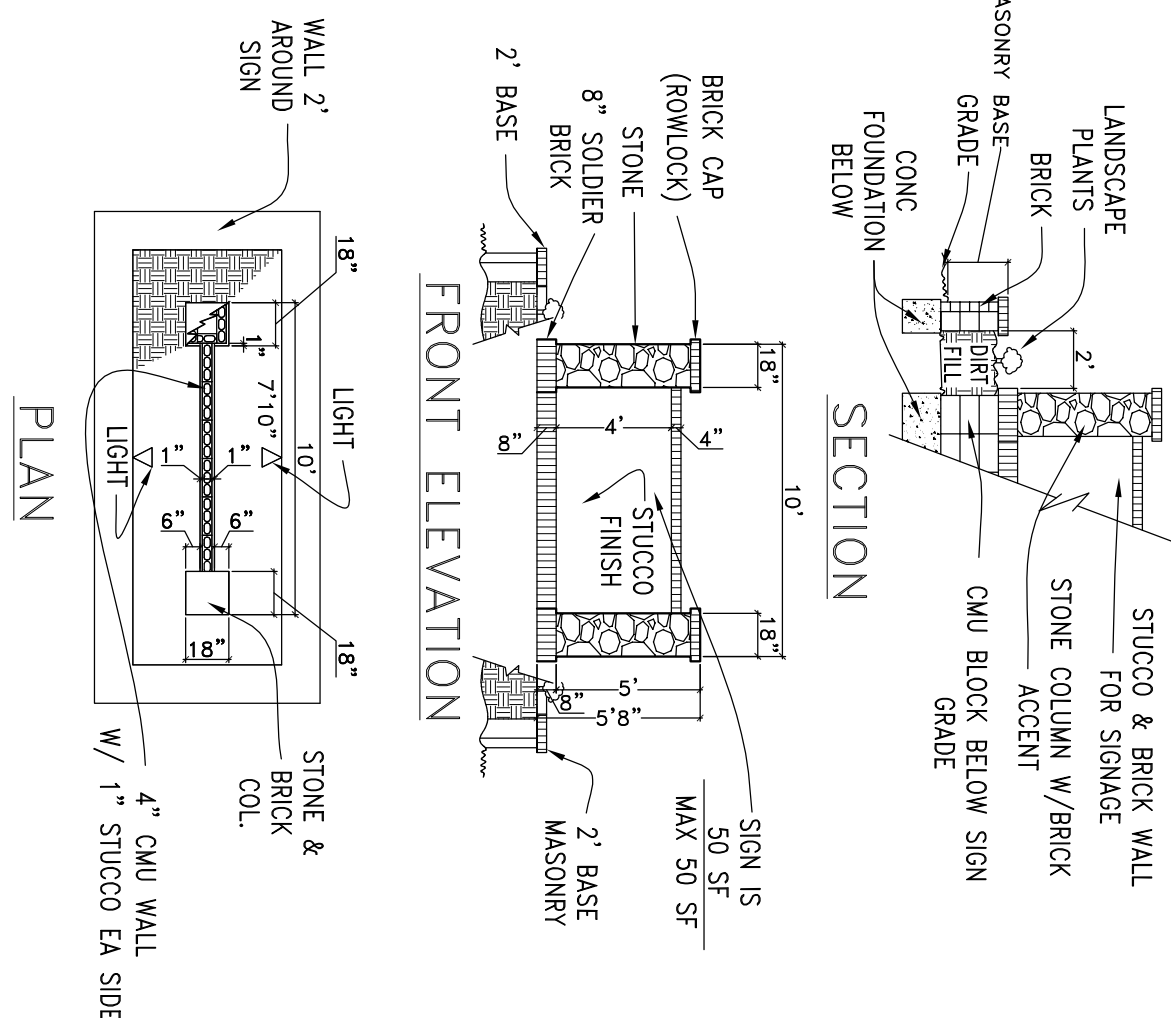
DUMPSTER ENCLOSURE DETAILS

SAME MATERIALS AS BUILDING ELEVATION

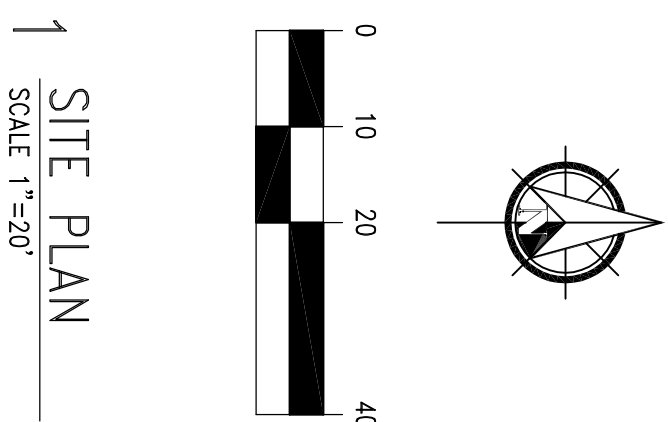


D SIGN DETAIL

USE SAME MATERIALS AS BUILDING ELEVATION



ZONING CASE # ZC14-0111
EXHIBIT C



NOTE:
ALL UTILITIES UNDER GROUND

- PARKING PROVIDED**
*** PROPOSED BLDG**
 6 STANDARD 9X18
 2 HC
*** EXISTING RESIDENCE**
 2 STANDARD 9X18

**DEVELOPMENT PLAN
FOR
ELEGANT ASSISTED LIVING**
2415 Callendar Rd. Mansfield, Tx. 76063

DESCRIPTION

Owner: Arnetti Groupworld, agrouworld@aol.com 386-451-3080
Project: Elegant Assisted Living, 2415 Callender rd, Mansfield, FL 76063
Legal: Lot 1, Blk 1, Callender Rd Church Addition
328 acres William Lynn Survey, Abst.984
Proposed Zoning: PD
Proposed Occupancy: To allow C-2 assisted living, 6-16 residents,
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Proposed Bldg:
624 sq ft gate garage
4492 sq ft a/c area
570 sq ft porte cochere
150 sq ft porches
6036 sq ft total
Fire Sprinkler/Alarm: Throughout building

Grossman
Design Build
1003 E. Broad St. #107
Monrovia, Tx. 76063
Gary@GrossmanDesignBuild.com
Phone/Fax 817-477-0168

2. OWNER & BUILDER TO VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
3. OWNER & BUILDER TO DETERMINE ALL EXISTING UTILITIES, RECORD EXISTING & REQUIRED DIMENSIONS PRIOR TO CONSTRUCTION.
4. BUILDER TO OBTAINNE & IS RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS & DECISIONS OF CONSTRUCTION.
5. ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS OR FOR SELECTION OF ANY MATERIAL, METHODS OF CONSTRUCTION ETC..
6. REFER TO MP'S TO COORDINATE REQUIREMENTS.