

Exhibit B

GENERAL NOTES:

1. CONNECT ALL DOWNSPOUTS TO UNDERGROUND PIPES AND SLOPE FOR POSITIVE DRAINAGE.
2. THE PAD MOUNTED TRANSFORMER SHALL BE LOCATED WITHIN THE SCREENED MECHANICAL YARD.
3. THE MECHANICAL YARD AND THE DUMPSTER ENCLOSURE TO BE SCREENED WITH CMU WALL MATCHING TO THE BUILDING.
4. THE GAS CANOPY COLUMNS TO BE STONE CLADDING THAT IS SAME THE STONE IN THE BUILDING ELEVATION MATERIALS.

SITE LEGEND

-  PROPERTY LINE
 LANDSCAPE BUFFER LINE
 EASEMENT
 FIRE LANE
 DIRECTIONAL ARROW

- EV CHARGING SPOTS
- PARKING COUNT

- | | |
|---|--------------------|
|  | BUILDING FOOTPRINT |
|  | CONCRETE WALKWAYS |
|  | LANDSCAPING |
|  | PAVERS |

PARKING TABULATION

STANDARD:
RETAIL-1 PER EVER 250 SQ. FT
CONVENIENCE STORE- 1 PER 125 SQ. FT
REQUIRED:
RETAIL-6925/250=28
CONVENIENCE STORE-6100/125=49
TOTAL PARKING REQUIRED-77

STANDARD	85
ADA	8
FUEL	10
EV CHARGING	2
TOTAL	85

TENANT OCCUPANCY

BUILDING 1	
C-STORE	6100 SF
SPACE B	12510 SF
SPACE C	1275 SF
SPACE D	1200 SF
BUILDING 2	
SPACE E	1600 SF
SPACE F	1600 SF
TOTAL	13,025 SF

PROJECT SUBCONSULTANT:

Donations
ARCHITECTS
8330 LBJ Fwy, Suite 405
DALLAS, TEXAS, 75234
TEL: 214-220-3000
FAX: 866-220-3756

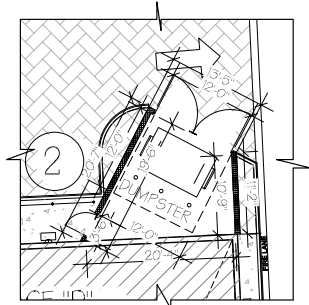
ANCHOR & BAY
RETAIL
DEVELOPMENT
EGREY BAY FM.270 & AUSTIN
ST., LEAGUE CITY, TX

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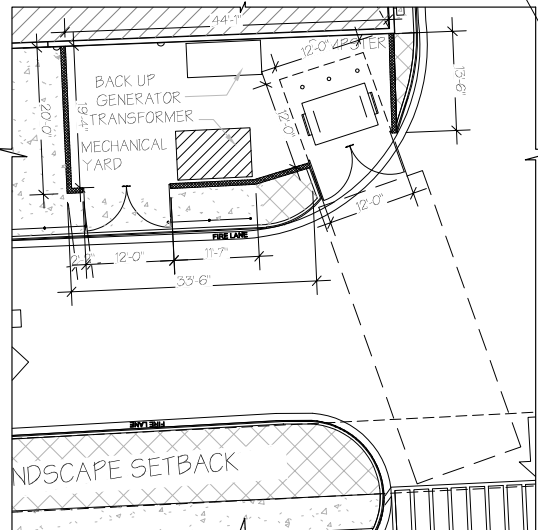
ARCHITECTURE SITE
PLAN

SUP/RE-ZONING	
PROJECT NUMBER	2525
DATE	01/12/2026
DESIGNED BY	BK
APPROVED BY	ER

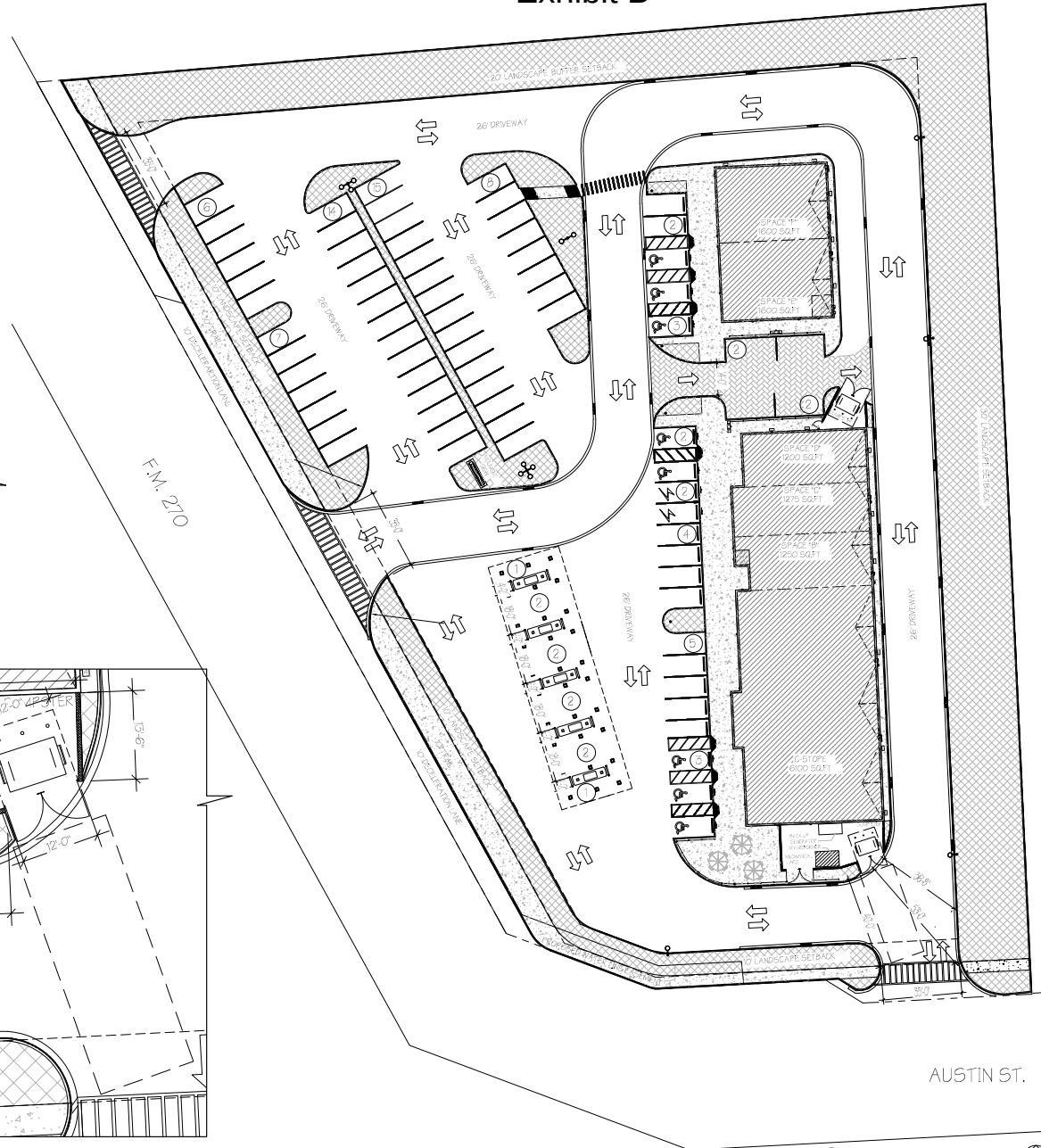
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03 DUMPSTER-1 ENLARGED PLAN
1/8" = 1'-0"



02 DUMPSTER-1 ENLARGED PLAN
1/8" = 1'-0"



01 ARCHITECTURE SITE PLAN
1" = 20'-0"

Exhibit B

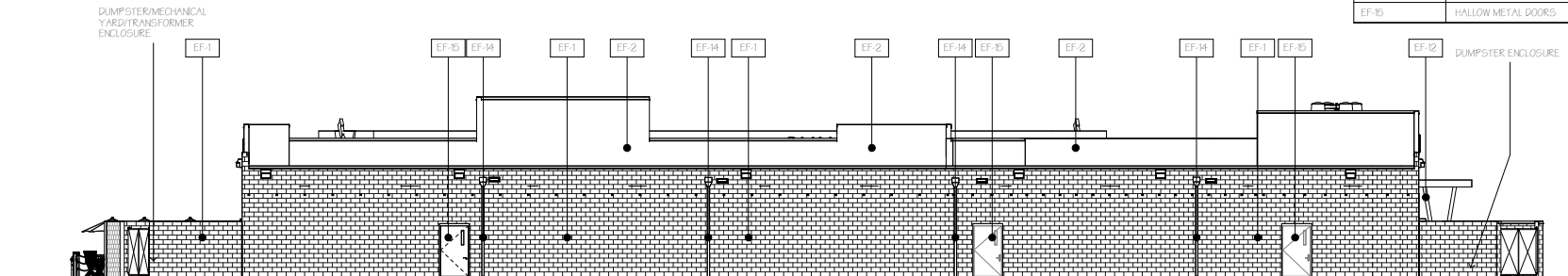
FRONT ELEVATION		
MATERIAL	AREA	PERCENTAGE
STUCCO	1059 SQ.FT	59%
CMU	0	0%
STONE	103 SQ.FT	3%
METALPANELS	1244 SQ.FT	37%
METAL	0 SQ.FT	0%
GLASS	977 SQ.FT	32%
TOTAL	3,383 SQ.FT	100%

LEFT ELEVATION		
MATERIAL	AREA	PERCENTAGE
STUCCO	295 SQFT	21%
CMU	577 SQFT	48%
STONE	117 SQFT	10%
METALPANELS	105 SQFT	8%
METAL	0 SQFT	0%
GLASS	146 SQFT	13%
TOTAL	1200 SQFT	100%

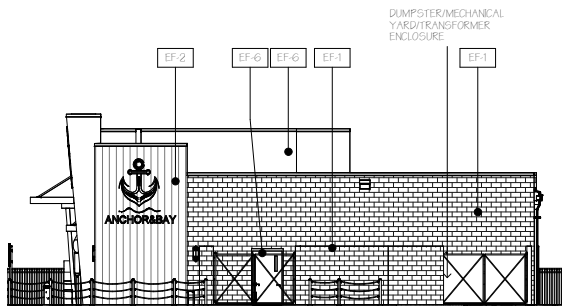
RIGHT ELEVATION		
MATERIAL	AREA	PERCENTAGE
STUCCO	0 SQFT	0%
CMU	796 SQFT	67%
STONE	0 SQFT	0%
METAL PANELS	347 SQFT	29%
METAL	33 SQFT	4%
GLASS	0 SQFT	0%
TOTAL	1176 SQFT	100%

REAR ELEVATION		
MATERIAL	AREA	PERCENTAGE
STUCCO	0 SQFT	0%
CMU	2563 SQFT	96%
STONE	0 SQFT	0%
METALPANELS	0 SQFT	0%
METAL	100 SQFT	4%
GLASS	0 SQFT	0%
TOTAL	2,663 SQFT	100%

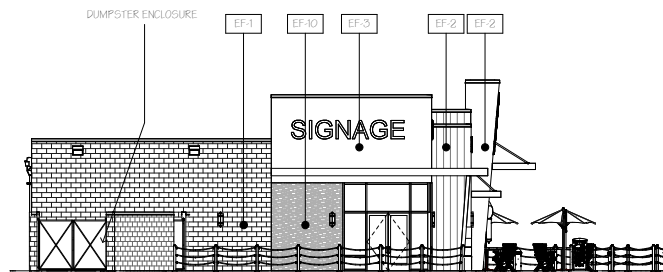
EXTERIOR FINISH SCHEDULE	
MATERIAL TAG	DESCRIPTION
EF-1	CONCRETE MASONRY UNITS
EF-2	METAL PANELS-VERTICAL
EF-3	STUCCO PAINTED
EF-4	ALUMINUM STOREFRONT SYSTEM
EF-5	METAL COPING PAINTED
EF-6	METAL PANELS-SQUARE
EF-7	METAL PANELS-HORIZONTAL
EF-8	TILE WALL
EF-9	CONTROL JOINTS
EF-10	STONE VENEER
EF-11	PRE-FABRICATED METAL CANOPY PAINTED
EF-12	STEEL COLUMN PAINTED
EF-13	FUEL STATION CANOPY
EF-14	PRE-FABRICATED METAL DOWNSPOUTS
EF-15	HALLOW METAL DOORS



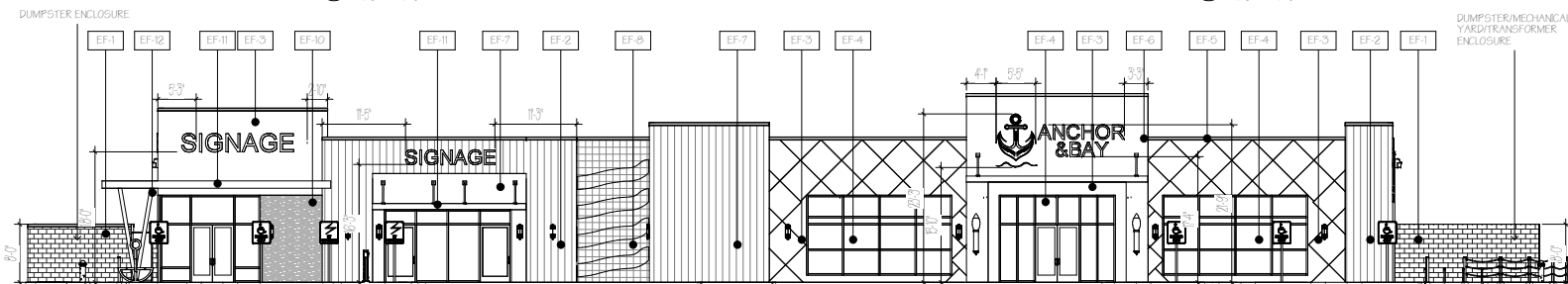
04 REAR ELEVATION-BUILDING A
1/8" = 1'-0"



03 SIDE ELEVATION-BUILDING A
1/8" = 1'-0"



02 LEFT ELEVATION-BUILDING A
1/8" = 1'-0"



01 FRONT ELEVATION-BUILDING A
1/8" = 1'-0"

PROJECT SUBCONSULTANT :

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ST., LEAGUE CITY, TX

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EXTERIOR
ELEVATIONS-BUILDING

SUP/RE-ZONING	
PROJECT NUMBER	2525
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DESIGNED BY	BK
APPROVED BY	ER

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Exhibit B

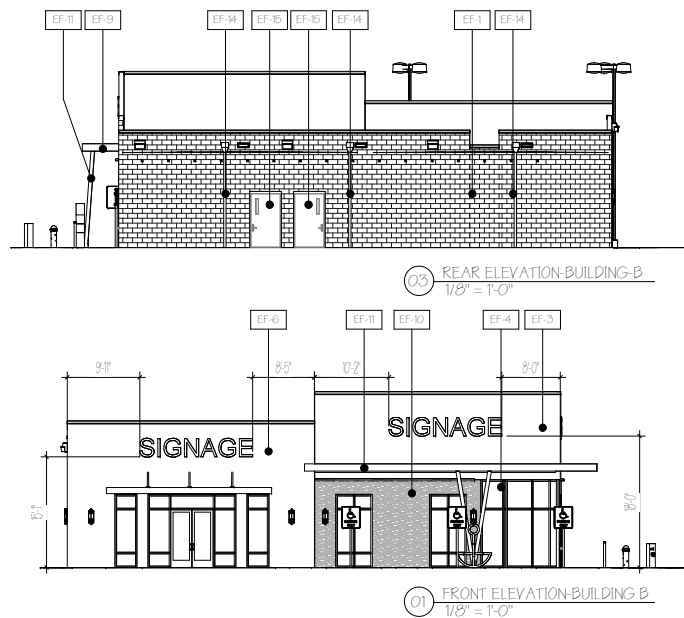
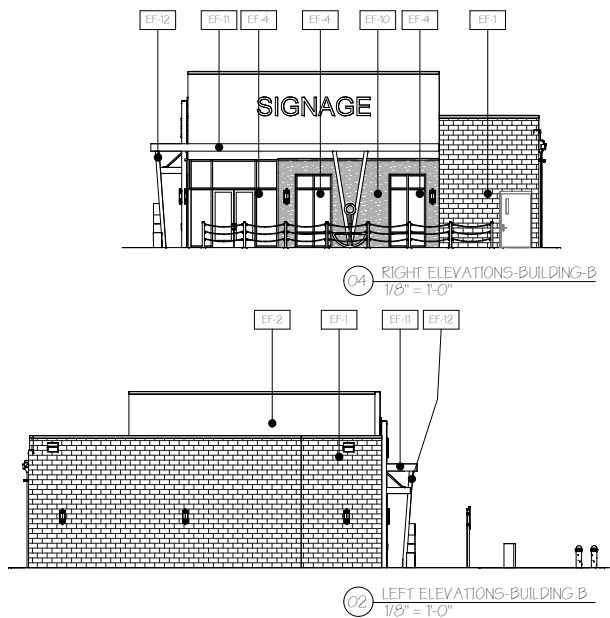
FRONT ELEVATION		
MATERIAL	AREA	PERCENTAGE
STUCCO	347 SQ.FT	24%
CMU	0 SQ.FT	20%
STONE	176 SQ.FT	12%
METALPANELS	462 SQ.FT	33%
METAL	0 SQ.FT	0%
GLASS	433 SQ.FT	31%
TOTAL	1418 SQ.FT	100%

LEFT ELEVATION		
MATERIAL	AREA	PERCENTAGE
STUCCO	189 SQFT	18%
CMU	850 SQFT	82%
STONE	0 SQFT	0%
METALPANELS	0 SQFT	0%
METAL	0 SQFT	0%
GLASS	0 SQFT	0%
TOTAL	1039 SQFT	100%

RIGHT ELEVATION		
MATERIAL	AREA	PERCENTAGE
STUCCO	360 SQFT	35 %
CMU	209 SQFT	20 %
STONE	169 SQFT	16 %
METALPANELS	0 SQFT	0 %
METAL	33 SQFT	3 %
GLASS	244 SQFT	24 %
TOTAL	1044 SQFT	100 %

REAR ELEVATION		
MATERIAL	AREA	PERCENTAGE
STUCCO	379 SQ.FT	27 %
CMU	978 SQ.FT	69%
STONE	0 SQ.FT	0%
METAL/PANELS	0 SQ.FT	0%
METAL	66 SQ.FT	4%
GLASS	0 SQ.FT	0%
TOTAL	1,423 SQ.FT	100%

EXTERIOR FINISH SCHEDULE	
MATERIAL TAG	DESCRIPTION
EF-1	CONCRETE MASONRY UNITS
EF-2	METAL PANELS-VERTICAL
EF-3	STUCCO PAINTED
EF-4	ALUMINUM STOREFRONT SYSTEM
EF-5	METAL COPING PAINTED
EF-6	METAL PANELS-SQUARE
EF-7	METAL PANELS-HORIZONTAL
EF-8	TILE WALL
EF-9	CONTROL JOINTS
EF-10	STONE VENEER
EF-11	PRE-FABRICATED METAL CANOPY PAINTED
EF-12	STEEL COLUMN PAINTED
EF-13	FUEL STATION CANOPY
EF-14	PRE-FABRICATED METAL DOWNSPOUTS
EF-15	HOLLOW METAL DOORS



PROJECT SUBCONSULTANT :

Dimensions
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ST., LEAGUE CITY, TX

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EXTERIOR ELEVATIONS

SUP/RE-ZONING

PROJECT NUMBER	2525
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DATE 01/30/2026

DESIGNED BY BK

APPROVED BY _____ ER _____

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