

ZONING: SF-15
ST. MARK COPTIC ORTHODOX
CHURCH OF FRISCO
INST. NO.
20211115002329420

ZONING: DTO
CITY OF PROSPER
VOL. 319, PG. 313

ZONING: DTO
SARA SANGANI
INST. NO.
20171211001630830

202 South Parvin Street

Being a 0.482 acres tract of land situated in the Collin CSL Survey, Abstract Number 147, Collin County, Texas, same being Lots 7, 8, and 9, Block 22, of Bryants Addition, an Addition to the City of Prosper, Collin County, Texas, according to the Plat there of recorded in Volume 116, Page 162, same being a tract of land conveyed to Kevin John Pittman and wife, Jennifer Elaine Pittman, by deed recorded in Instrument Number 202300027480, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being in the Intersection of the West right-of-way line of S. Parvin Street (a 60-foot right-of-way) and the North right-of-way line of E. 2nd Street (a 60-foot right-of-way);

THENCE South 89 degrees 47 minutes 04 seconds West, along the North right-of-way line of said E. 2nd Street, a distance of 150.00 feet to a 1/2-inch iron rod found for corner, said corner being along the North right-of-way line of said E. 2nd Street, same being the Southeast corner of Lot 10R, Block 2, Bryants First Addition, an Addition to the City of Prosper, Collin County, Texas, according to the Plat thereof recorded in Document Number 2022010000262, Official Public Records, Collin County, Texas;

THENCE North 00 degree 27 minutes 07 seconds West, along the East line of said Lot 10R, a distance of 140.00 feet to a point for corner, said corner being a Southeast "EII" corner of Prosper United Methodist Church Addition, an Addition to the City of Prosper, Collin County, Texas, according to the Plat thereof recorded in Document Number 2002-0131931, Official Public Records, Collin County, Texas, from which a 5/8-inch iron rod found bears South 24 degrees 20 minutes 44 seconds West, a distance of 0.43 feet for witness;

THENCE North 89 degrees 47 minutes 04 seconds East, along a South line of said Prosper United Methodist Church Addition, a distance of 150.00 feet to a 5/8-inch iron rod found for corner, said corner being a Southeast corner of said Prosper United Methodist Church Addition, same being along the West right-of-way line of said S. Parvin Street;

THENCE South 00 degree 27 minutes 07 seconds East, along the West right-of-way line of said S. Parvin Street, a distance of 140.00 feet to the POINT OF BEGINNING and containing 20,999.82 square feet and or 0.482 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to the Client, in connection with the transaction described in G.F.1005-376810-RTT that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 6th day of December, 2023

Bryan Connally
Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48085C0235J, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND PE - POOL EQUIPMENT
⊗	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	"X" FOUND / SET
⊗	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
⊕	POINT FOR CORNER
⊗	GRAVEL/ROCK ROAD OR DRIVE
■	COLUMN
AC	AIR CONDITIONING
⊗	FIRE HYDRANT
— OES — OES	OVERHEAD ELECTRIC SERVICE
— OHP — OHP	OVERHEAD POWER LINE
▨	CONCRETE PAVING
□	DOUBLE SIDED WOOD FENCE
▨	ASPHALT PAVING
▨	CHAIN LINK FENCE
▨	WOOD FENCE
▨	0.5" WIDE TYPICAL BARBED WIRE
▨	IRON FENCE
▨	PIPE FENCE
▨	COVERED PORCH, DECK OR CARPORT

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Garland, TX 75043
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F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 30'	10/11/2023	2301207-11	5-376810-11	JLA

ZONING EXHIBIT SURVEY

COLLIN CSL SURVEY, ABSTRACT NO.147

CITY OF PROSPER, COLLIN COUNTY, TEXAS

202 SOUTH PARVIN STREET

Letter of Intent

9/1/23

202 S. Parvin Prosper, TX 75078

Owners: Kevin & Jennifer Pittman

Current Zoning: Residential/Future DTO

Proposed Zoning: DTO (Downtown Office)

Description of project:

Owners purchased the historic Bounds/Webb home and intend to restore and repair it for Office use. Kevin Pittman will use the office as the primary location for Ameriprise Financial Planning Business. Keeping the aesthetic and historical components of the project is part of the focus. No square footage will be added or removed.

Property description:

Home was built circa 1912 by Dr. Robert Bounds.

Lot is adjacent to Coptic Christian Church property and Lake Point Assisted Living.

Lot is 21,000 sq ft or .48 acres. Owners are in the process of replating with the intent to sell North parcel.

We are requesting parallel on-street parking to include ADA space.

Business will only access and utilize the 1st floor consisting of 1326 sq ft. The second floor will be restricted to storage/attic only and not accessible. They would like to keep and rope off the historic staircase original to the home for aesthetics only.

Submitted by:

Kevin & Jennifer Pittman

Bob Jameson (Project Representative/General Contractor McKinley Creek Homes)

Exhibit “C”
Development Standards

This tract shall develop under the regulation of the Downtown Office (DTO) District as outlined in the Town’s Zoning Ordinance as it exists or may be amended with the following conditions:

1.0 Permitted Uses

1.1 The permitted land uses within this Planned Development District are as follows:

- Administrative/Medical and Professional Office
- Business Service
- Insurance Office

2.0 Landscaping

2.1 The landscaping requirements within this Planned Development District are as follows:

- 5’ Landscaping Buffer around the northern, eastern, southern, and western property lines.

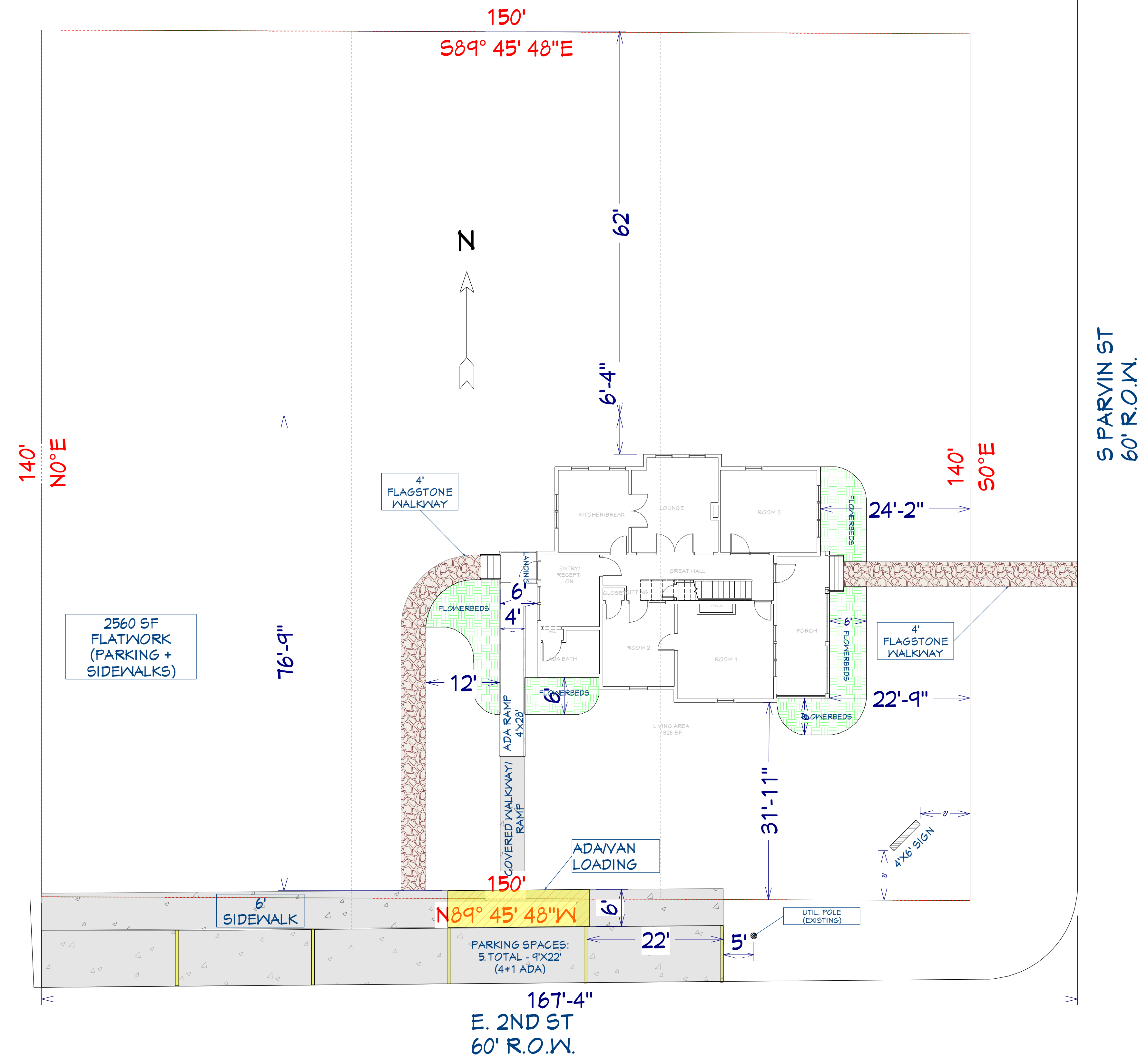
3.0 Architectural Standards

3.1 The architectural standards within this Planned Development District are as follows:

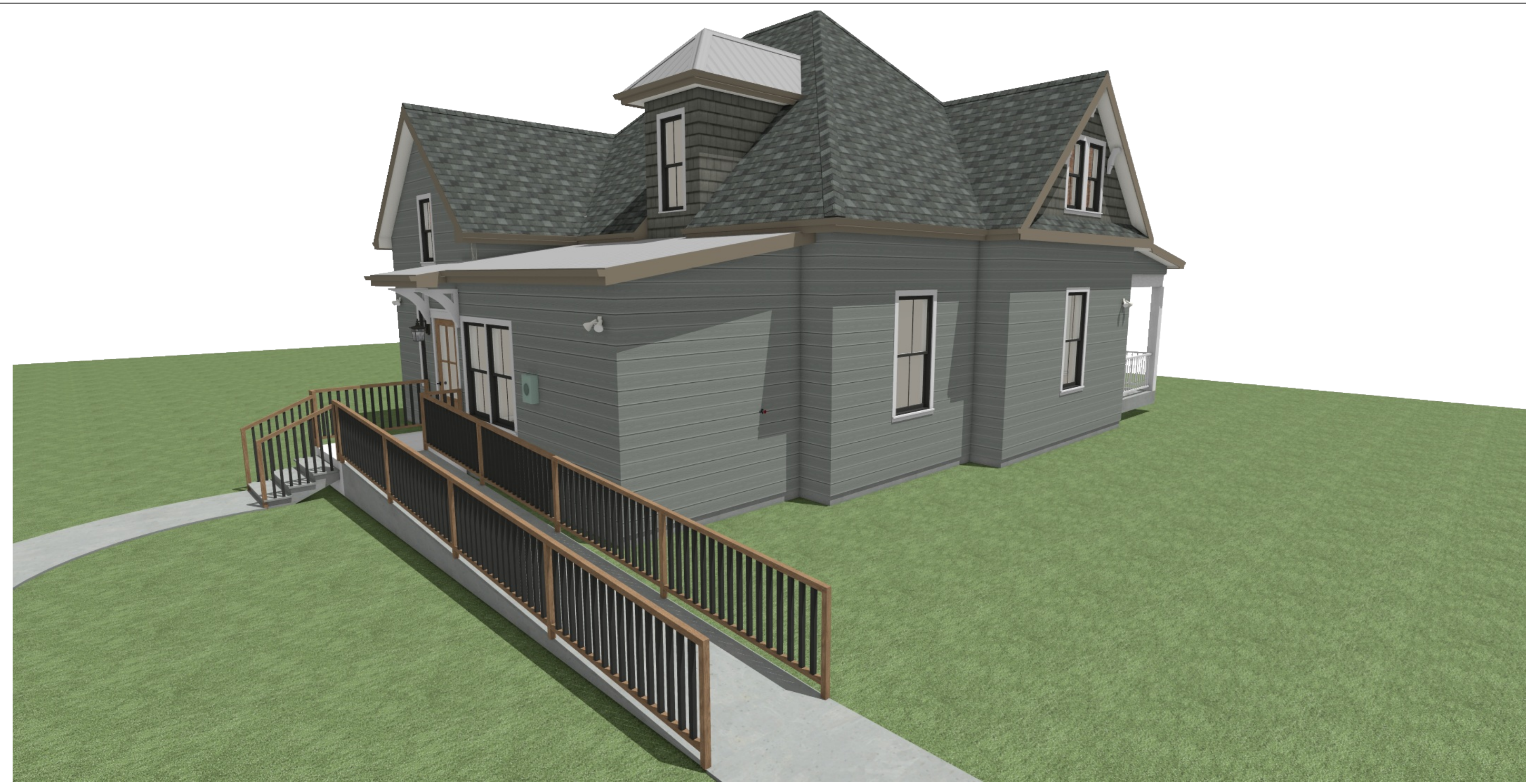
- All construction shall have an approved façade plan before issuance of a building permit.
- Structures shall incorporate covered porches into the front façade, a multiplicity of roof forms, and high pitch roof lines. The recommended architectural styles are Folk Traditional, Craftsman, and Victorian.



SUBJECT PROPERTY & VICINITY
(SAT VIEW)



1"=10' SCALE



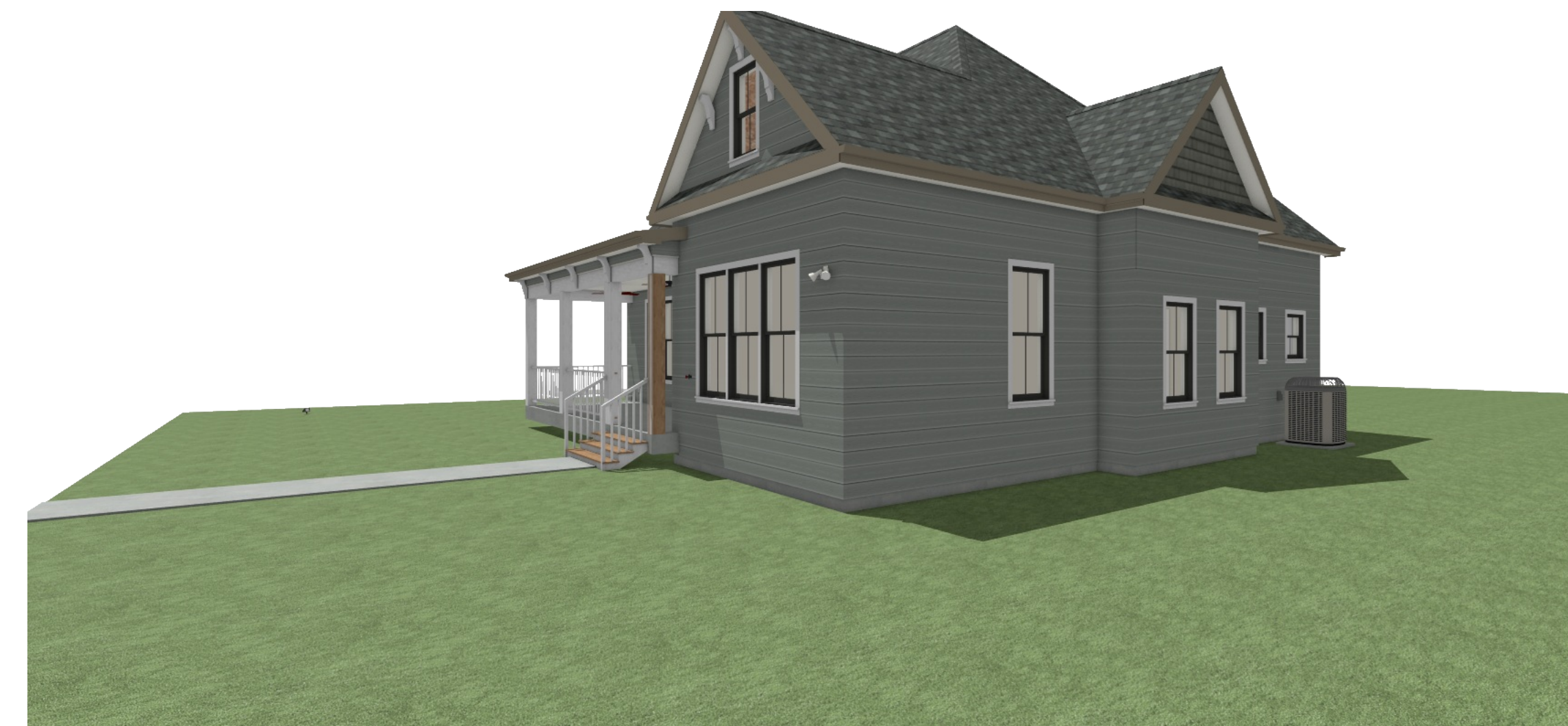
FRONT-LEFT



BACK-LEFT



FRONT-RIGHT



BACK-RIGHT

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

Layout Page Table

Number	Title
1	PROJECT OVERVIEW
2	ELEVATIONS
3	SCHEDULES & STYLE
4	SITE PLAN
5	PLUMBING
6	ROOF PLAN
7	FRAMING PLAN - 1F
8	ELECTRICAL PLAN & FIRE EGRESS
9	CABINET PLAN/ADA

REV 05

HOME DESIGNED BY:
AARON HAMILTON
ABIDE HOME DESIGNS
ROYSE CITY, TX / 972-593-0959
AARON@ABIDEHOMEDESIGNS.COM

PROJECT OVERVIEW

PITTMAN FINANCIAL PLANNING
202 S. PARVIN ST
PROSPER, TX



DATE:

10/2/2023

SCALE:

1/4"=1'

SHEET:

1

APPLICABLE CODES:

BUILDING CODE:

FIRE CODE:

ENERGY CODE:

PLUMBING CODE:

MECHANICAL CODE:

ELECTRIC CODE:

ALL CODES WITH LOCAL AMENDMENTS

2021 INTL BUILDING CODE (IBC)

2021 INTL FIRE CODE

2021 INTL ENERGY CONSERVATION CODE

2021 INTL PLUMBING CODE

2021 INTL MECHANICAL CODE

2021 NATIONAL ELECTRIC CODE

TOTAL 1F CONDITIONED AREA:	1326 SF
FRONT PORCH:	197 SF
BACK PORCH:	36 SF
TOTAL 1F UNDER ROOF:	1734 SF

Revision Table			
Label	Date	Revised By	Description
REV 01	1/12/2021	AJH	INITIAL PLAN DEVELOPMENT
REV 02	3/14/2023	AJH	BID PLAN RELEASE
REV 04	1/27/2023	AJH	VARIOUS UPDATES
REV 05	8/4/2023	AJH	UPDATED PARKING, BUILDING INFO.
REV 06	10/2/2023	AJH	REVISED PARKING/WALKWAYS

-INTERIOR & EXTERIOR 3D MODEL AVAILABLE (AS NEEDED) UPON REQUEST
-2D ELECTRONIC CAD FILE AVAILABLE (DWG, DXF) UPON REQUEST
-PLEASE REQUEST EITHER HOMEOWNER OR VIA DESIGNER CONTACT INFO

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Hamilton Handcrafted/Abide Home Designs is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, LOCAL CODE/BUILDER REQUIREMENTS & CONNECTIONS BEFORE CONSTRUCTION BEGINS.

MIN. CODE RECOMMENDATIONS:
ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901
(CONSULT LOCAL/CITY BUILDING REQUIREMENTS)

ELEVATIONS



DATE:

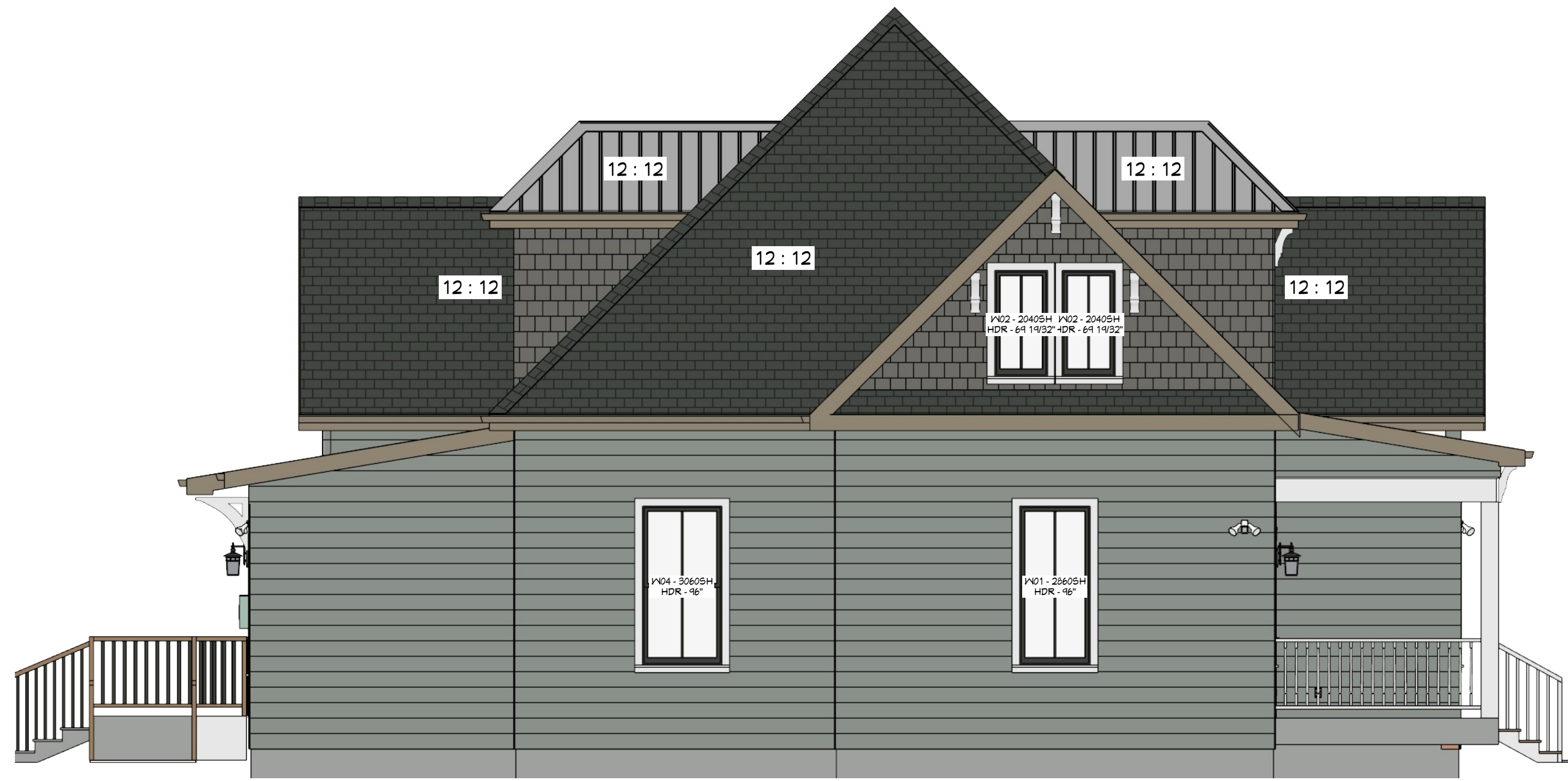
10/2/2023

SCALE:

1/4"=1'

SHEET:

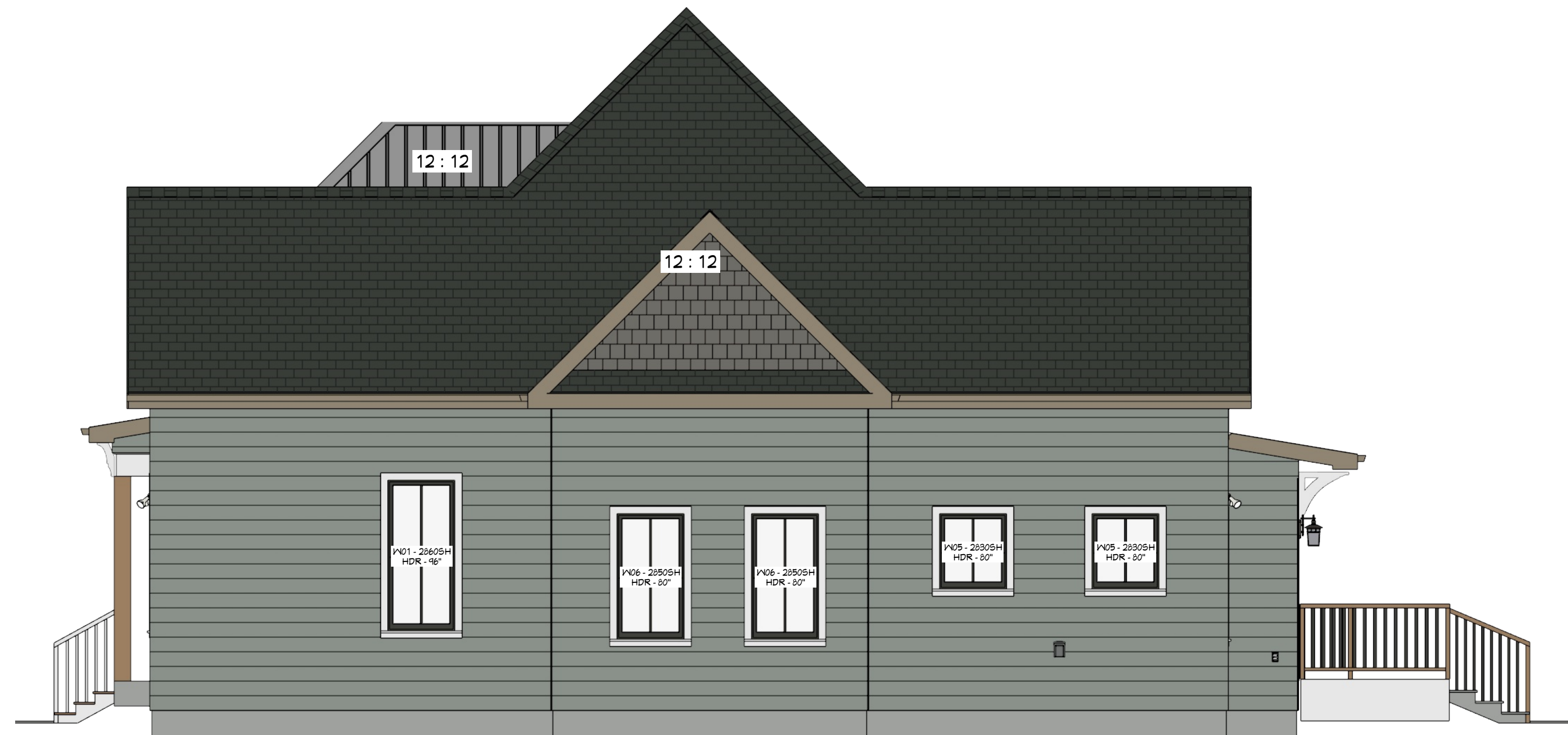
2



Exterior Elevation Front



Exterior Elevation Right



Exterior Elevation Back



Exterior Elevation Left

EXTERIOR MATERIALS:

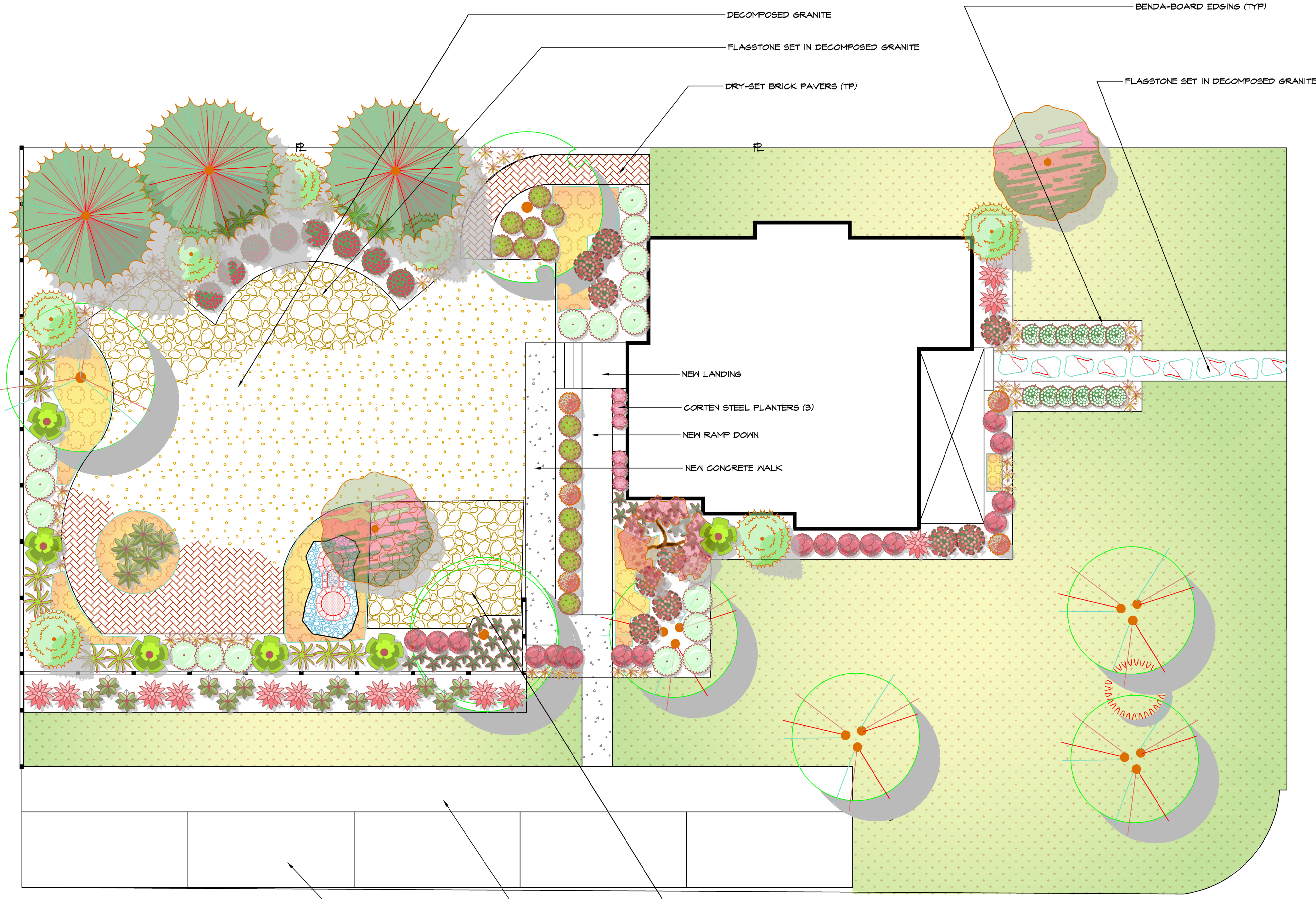
SOFFIT:	HARDI PLANK TRIM AND SOFFIT
SIDING:	HARDI 5.25" LAP SIDING
ACCENT SIDING:	HARDI SINGLE, STAGGERED
ROOF:	COMPOSITE SHINGLES (GRAY)
ROOF/AWNINGS:	CFS PANEL (GALVALUME)

PORCH POSTS:	8" WOOD, PAINTED
CORNER BOARD TRIM:	YES

(SEE STYLE SHEET FOR ADDITIONAL INFO.)

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Acer rubrum	Red Maple	Transplanted	1
	Celtis laevigata	Sugar Hackberry	Existing	1
	Cercis canadensis	Eastern Redbud	Existing	2
	Fraxinus americana	White Ash	Existing	1
	Juniperus virginiana	Eastern Redcedar	30 gal.	3
	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	30 gal.	5
	Lagerstroemia indica	Crape Myrtle	Existing	4
	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	30 gal.	7
	Quercus shumardii	Shumard Oak	Existing	1
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Abelia x 'Rose Creek'	Rose Creek Abelia	3 gal.	14
	Aspidistra elatior	Cast Iron Plant	1 gal.	37
	Berberis thunbergii 'Pygmy Ruby'	Pygmy Ruby™ Japanese Barberry	3 gal.	17
	Dasylirion texanum	Texas Sotol	Existing	5
	Hesperaloe parviflora	Red Yucca	5 gal.	13
	Leucophyllum frutescens	Texas Sage	5 gal.	13
	Leucophyllum frutescens	Texas Sage	Transplanted	5
	Lonicera fragrantissima	Winter Honeysuckle	Existing	1
	Malvaviscus arboreus	Giant Turk's Cap	5 gal.	10
	Miscanthus sinensis 'Gracillimus'	Eulalia Grass	5 gal.	15
	Opuntia caccanapa 'Elisiana'	Spineless Prickly Pear	5 gal.	12
	Rosa x 'Maidrflora'	Coral Drift® Groundcover Rose	2 gal.	12
	Rosa x 'Radrazz'	Knock Out® Shrub Rose	Transplanted	8
	Salvia greggii	Autumn Sage	3 gal.	6
	Stipa tenuissima	Mexican Feather Grass	1 gal.	63
	Viburnum awabuki 'Chindo'	Chindo Sweet Viburnum	7 gal.	6
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Perennial color mix		1 gal.	127
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Cynodon dactylon	Bermudagrass	sod	5,936 sf



General Notes

No.	Revision/Issue	Date

Firm Name and Address

DAVIS DESIGNS
LANDSCAPE DESIGN & CONSULTATION

3663 E 1st ST.
PROSPER, TEXAS 75078
940-781-8765

Project Name and Address

FITTMAN OFFICE
202 FARVIN
PROSPER, TX 75078

Project LANDSCAPE PLAN	Sheet
Date 10/3/2023	
Scale 1/8"=1'-00"	