

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE SUMMARY

1st FLOOR	
1st FLOOR OFFICE/SHOWROOM	525 SF
1st FLOOR WAREHOUSE	3,957 SF
1st FLOOR LIVING SPACE	768 SF
TOTAL GROSS 1st FLOOR FOOTPRINT	5,250 SF
2nd FLOOR	
2nd FLOOR LIVING SPACE	576 SF
TOTAL 1st & 2nd GROSS SPACE	5,826 SF
TOTAL 1st FLOOR GROSS BUSN	4,482 SF

BUILDING CODE ANALYSIS:

SCOPE OF WORK: GROUND UP SITE AND BUILDING CONSTRUCTION OF A 3,250 SF FIRST FLOOR AND 576 SF MEZZANINE (TOTAL 3,826 SF) STRUCTURE LOCATED AT 25 STEEL ROAD (REGENCY BUSINESS PARK ADDITION PHASE ONE (OWB) BLOCK B, LOT 3).

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE, OR FEDERAL LAW AND APPLICABLE CONSTRUCTION CODES AS CURRENTLY RECOGNIZED BY THE CITY OF WYLLIE, COLLIN COUNTY, TEXAS.

ARTICLES, SECTIONS, OR TABLES REFERRED TO HEREIN ARE TAKEN FROM CODES LISTED BELOW. CONSTRUCTION MUST COMPLY WITH:

- 2015 INTERNATIONAL BUILDING CODE (IBC)
- 2015 INTERNATIONAL MECHANICAL CODE (IMC)
- 2015 INTERNATIONAL PLUMBING CODE (IPC)
- 2015 INTERNATIONAL FIRE CODE (IFC)
- 2017 NATIONAL ELECTRIC CODE (NEC)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- TEXAS ACCESSIBILITY STANDARDS
- CITY OF WYLLIE ORDINANCES AND AMENDMENTS

THIS PROPERTY IS ZONED: LIGHT INDUSTRIAL

PROPOSED USE: LIGHT ASSEMBLY & FABRICATION

BUILDING CONSTRUCTION TYPE: V-B (TABLE 601)

OCCUPANCY CLASSIFICATION: (SECT 302)

B - BUSINESS OFFICE (SECT 304)

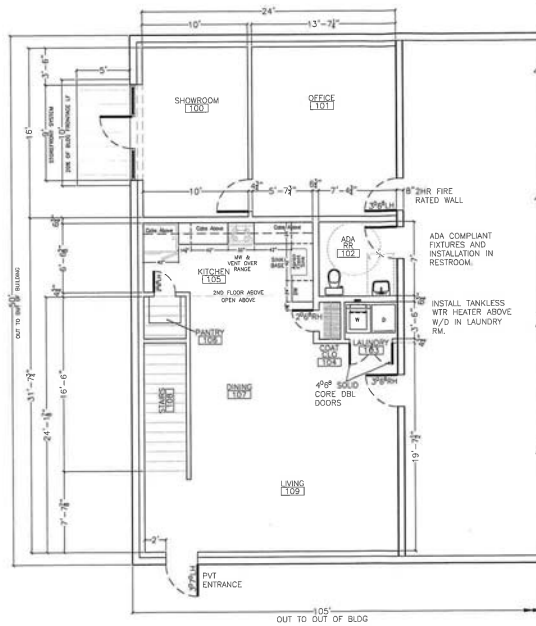
F1 - FACTORY (SECT 306)

S - STORAGE (SECT 311)

ZONING NOTES:

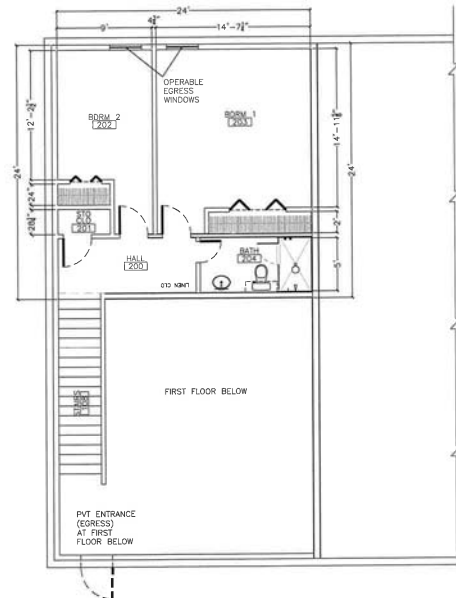
ARTICLE 5: USE REGULATIONS, PG 86, J. ACCESSORY USES, B, CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT IS LISTED AS PERMITTED BY RIGHT UNDER BOTH LIGHT AND HEAVY INDUSTRIAL DISTRICTS.

CARETAKERS QUARTERS, DOMESTIC OR SECURITY UNIT (PG 124) DEFINITION: CARETAKERS QUARTERS, DOMESTIC OR SECURITY UNIT MEANS AN INDEPENDENT, SELF-CONTAINED DWELLING UNIT LOCATED ON THE SAME LOT AS THE PRINCIPAL USE OR STRUCTURE AND WHICH PROVIDES RESIDENTIAL ACCOMMODATIONS FOR A PROPERTY MANAGER OR SECURITY PERSONNEL.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROJECT DIRECTORY:

CLIENT:
KEVIN D. FOLEY / CK METALCRAFT LLC
25 STEEL ROAD, WYLLIE, TX 75098
PH: 972-979-9419

PROJECT DESIGN:
BRYAN D. ROGERS, BETTER DESIGN RESOURCES
P.O. BOX 1454, WYLLIE, TX 75098
PH: 214-773-6460
PH: 214-773-6460
FAX: 972-429-0224

GENERAL CONTRACTOR:
BETTER DESIGN RESOURCES
P.O. BOX 1454, WYLLIE, TX 75098
PH: 214-773-6460
PH: 214-773-6460
FAX: 972-429-0224

CIVIL ENGINEERING:
TODD W. WINTERS, P.E.
ENGINEERING CONCEPTS & DESIGN
205 WINOCO DR., WYLLIE, TX 75098
PH: 972-941-8400
FAX: 972-941-8401

BOUNDARY SURVEY:
MATTHEW BUSBY, R.P.L.S.
BOUNDARY SOLUTIONS INC.
P.O. BOX 250, CADDO MILLS, TX 75135
PH: 972-782-8472
FAX: 972-782-7611

M. E. P. ENGINEERING:
BLV. PATEL, P.E.
B. PATEL ENGINEERING SERVICES
804 BRIGHTON AVE., SOUTHLAKE, TX 76092
PH: 972-777-7777
KHORRAM A. CHAHATI, P.E.
M.D.U.P. ENGINEERS
124 N. SPRING DR., RICHARDSON, TX 75088

STRUCTURAL ENGINEERING:
IGOR TERPITSKY, P.E.
NORTON DESIGNS
4416 KELLER HICKS RD., FT. WORTH, TX 76244
PH: 817-379-0866

GENERAL NOTES:

- ARTICLES, SECTIONS, OR TABLES REFERRED TO HEREIN ARE TAKEN FROM CODES LISTED BELOW. CONSTRUCTION MUST COMPLY WITH:
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- NO APPURTENANCE BETWEEN THE HEIGHT OF 2' AND 9' MAY BE PLACED WITHIN THE VISIBILITY TRIANGLES.

LANDSCAPE NOTES:

- LOT = 0.650 AC OR APX 28,314 SF
LANDSCAPE REQUIRED 10% OR 2,831 SF
LANDSCAPE AREA PROVIDED = 5,447 SF
- APX 23% LOT COVERAGE
- NO TREES LISTED ON THE CITY DESIRABLE SPECIES LIST CURRENTLY EXIST ON THE SITE.

Site Design Requirements		
Element	Base Standard (All development must comply fully with all listed below)	Desirable (Each development must select 4 of the 8 desirables listed below)
Building placement	<ol style="list-style-type: none"> Entrances and/or facades oriented to the street. Building footprints no greater than 20,000 square feet in NS and CR Districts. Multiple buildings placed to create plazas, courtyards, landscaped areas w/connecting walkways. 	<ol style="list-style-type: none"> Building at the front yard line. Individual buildings w/footprints = or < 10,000 square feet. Front facade oriented to the street.
Parking placement	<ol style="list-style-type: none"> Parking spaces at least 10' from residential lot line. 	<ol style="list-style-type: none"> Site plan with no more than 50% of parking in front of the building. Building with no more than one row parking in front.
Access drives	<ol style="list-style-type: none"> Minimum width drive of 24'; turning radius of 25'. Access drive at least 150' from intersection. Access drives serving developments greater than 30,000 sq ft shall have separated median, or be separated at least 150' from each other. Landscaped treatment of entrances 	<ol style="list-style-type: none"> Combined access points with adjacent tracts. Direct connection between buildings and street.
Location of service and loading areas	<ol style="list-style-type: none"> Service and loading areas shall not be visible from a public street or adjacent residential lot. Developments unable to meet the above are required to have masonry screening walls w/gates. 	<ol style="list-style-type: none"> Not visible from public street but provide masonry screening.

Landscaping Design Requirements		
Element	Base Standard (All development must comply fully with all listed below)	Desirable (Each development must select 4 of the 8 desirables listed below)
Landscaping in required yards	<ol style="list-style-type: none"> At least 20% of site shall be landscaped in NS, CR, CD, & BC Districts; 10% of site in CR & CD Districts for single buildings of 100,000 sq ft or more; 10% of site in U and H Districts. Landscaping is required in the front yard. Landscaping is required in side and rear yards adjacent to, or across the street from residential. 	<ol style="list-style-type: none"> Landscaping that exceeds the minimum by 10%. Landscaping in side and rear yard not otherwise required.
Landscaping of parking lots	<ol style="list-style-type: none"> Site plans requiring more than 12 spaces required to have 50 sq ft. of landscaping per space. No parking space further than 80' from landscaped area on site. Parking rows 12 spaces or longer shall have landscaped islands at end. All parking rows shall have landscaped areas at least every 12 spaces. 	<ol style="list-style-type: none"> Landscaping 10% or more in excess of 50 sq ft./space. Parking lots with no space further than 40 feet from a landscaped area. Landscaped pedestrian connection to main entrance.
Visual screening	<ol style="list-style-type: none"> Required screening in strip at least 5' wide, plants 3' in height when planted, include one flowering tree for every 20 linear feet of area. At least 50% of required front yard developed as landscaped buffer, at least 10' in width. Trees required in buffer, in groves or belts on a 30 - 40' spacing. Required trees of least 3" in caliper. At least 4" mending concrete walkway on perimeter when adjacent to thoroughfare. 	<ol style="list-style-type: none"> Use of rock walls or other natural landscape features. Increase in minimum width of landscape buffer by 20%. Provision of space benches, pedestrian lighting other streetscape elements.

SITE DATA SUMMARY:

SYNOPSIS:
GROUND UP CONSTRUCTION OF A NEW 5,500 SF STRUCTURE, ASSOCIATED UTILITIES, PARKING, AND FIRE LANE, ON REGENCY BUSINESS PARK ADDITION PHASE ONE (COW) BLK. B, LOT 3 - LOCATED AT 25 STEEL ROAD, CITY OF WYLLIE, COLLIN COUNTY, TEXAS 75098.

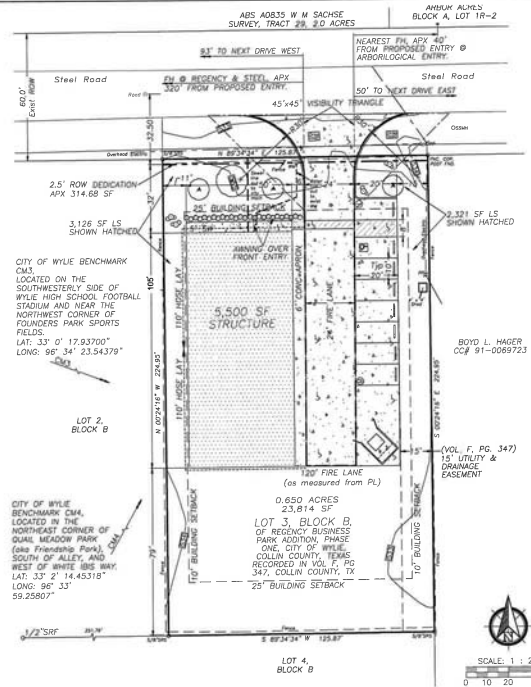
CURRENTLY ZONED: LIGHT INDUSTRIAL (NO CHANGES)

PROPOSED USE: LIGHT ASSEMBLY AND FABRICATION

PARKING REQUIREMENTS:
REQUIRED: 5,500 SF @ 1:1,000 = (5.5) 6
PROVIDED: 8, INCLUDING 1 VAN ACCESSIBLE HC SPACE



VICINITY MAP
SCALE = NONE



SITE PLAN
SCALE: 1" = 20'



BETTER DESIGN RESOURCES
BRYAN D. ROGERS, P.E.
214-773-6460
WWW.BETTERDESIGNRESOURCES.COM

CK METALCRAFT, LLC
25 STEEL ROAD, CITY OF WYLLIE, COLLIN COUNTY, TEXAS 75098

DRAWING REV:

FOR:

CONSTRUCTION

DRAWN BY:

Bryan D. Rogers

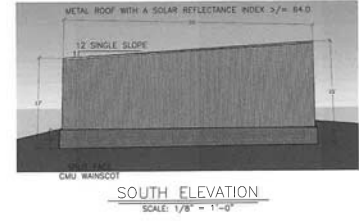
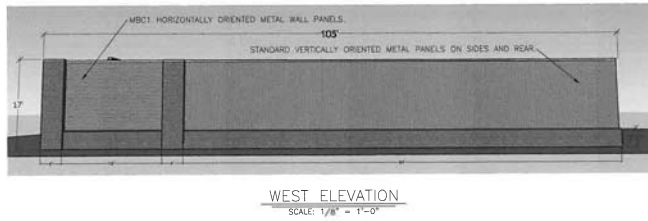
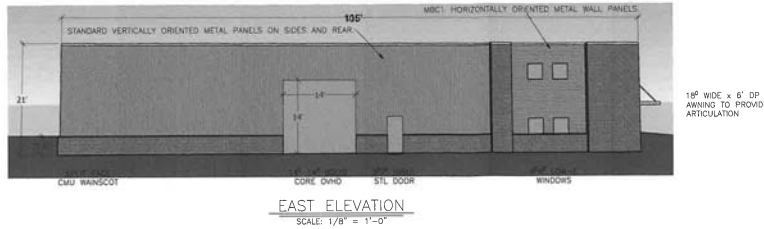
DATE:

01-29-2021

SHEET:

C1

OF



GENERAL NOTES:

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Architectural Design Requirements

Element	Base Standard (All development must comply fully with all listed below)	Desirable (Each development must select 3 of the 6 desirables listed below)
Building materials	<ol style="list-style-type: none"> Buildings constructed of a masonry product with at least 20% stone on front facade in NS, CR, CC, BG, U and H Districts. Tilt wall construction is permissible in LI and H districts. Roofs with pitch greater than 2:12 use specified roofing materials. Buildings should copy architectural styles and details, design themes, building materials, and colors of the surrounding new development context w/in 200 ft of a corner. 	<ol style="list-style-type: none"> Use of two complementary primary facade materials to help achieve facade articulation, visual variety and/or architectural detailing. Copy same style entire block.
Building articulation, form and massing	<ol style="list-style-type: none"> Walls not exceed height width ratio of 1 to 2 without variation in massing of facade. At least 25% of facade offset at least 4'. Entrances must be emphasized with architectural elements. Ground floor facades in NS, CR, & CC Districts required specified features along 60% of length. 	<ol style="list-style-type: none"> Application of base standards to facades not facing a public street. Use of Architectural detailing and/or materials to provide variety in visual appearance.
Architectural compatibility	<ol style="list-style-type: none"> Buildings in the NS and CR Districts shall be architecturally compatible with surrounding neighborhoods. Buildings in CC & BG Districts adjacent or within 200' of residential areas shall be architecturally compatible. 	<ol style="list-style-type: none"> Buildings with pitch roofs meeting minimum requirement of residential development. Buildings with hip roof sections, dormers or two or more gable roof sections at right angles to each other.