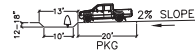
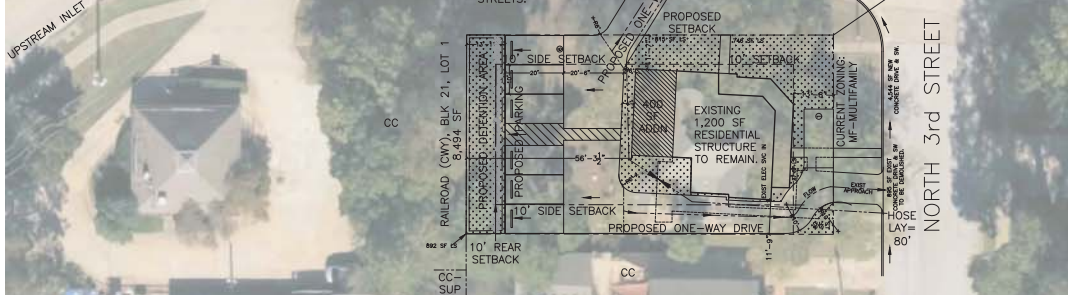


GENERAL NOTES:

- ARTICLES, SECTIONS, OR TABLES REFERRED TO HEREIN ARE TAKEN FROM CODES LISTED BELOW. CONSTRUCTION MUST COMPLY WITH:
2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL PLUMBING CODE (IPC)
2021 INTERNATIONAL FUEL GAS CODE (IFGC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
2021 INTERNATIONAL PROPERTY MAINT CODE (IPMC)
2021 EXISTING BUILDING CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2020 NATIONAL ELECTRIC CODE (NEC)
NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS REGIONAL AMENDMENT PACKAGE
TEXAS ACCESSIBILITY STANDARDS
- LEGAL DESCRIPTION: RAILROAD (CWY), BLK 21, LOT 1
- PROPERTY OWNER: ROBERT WAYNE HEATH & ROBERT WINDELL HEATH.
- DRAWING PACKAGE PREPARED BY BRYAN ROGERS / BETTER DESIGN RESOURCES, P.O. BOX 1454, WYLIE, TX 75098. PHONE: 214-773-6460. EMAIL: BRYAN@BETTERDESIGNRESOURCES.COM
- PROPOSED DEVELOPMENT TO BE COMPLETED BY 2-29-2024.
- PROPOSED ZONING: CC COMMERCIAL CORRIDOR WITH:
NO ANIMAL BOARDING/KENNEL/HOSPITAL USES
NO COMMERCIAL AMUSEMENT USES
NO AUTOMOBILE REPAIR, MAINTENANCE, OR REFUELING USES
NO FOOD PROCESSING RELATED USE
- PROPOSED USE: GENERAL OFFICE.
- LOT COVERAGE: EXIST LOT = 8,494 SF GROSS
EXIST STRUCTURE = 1,200 SF (14.1%)
PROPOSED ADDITION = 400 SF
PROPOSED LOT COVERAGE = 19%
- PER FLOOD PLAIN MAP 48085C0420J, 100 S. THIRD ST., IS IN ZONE X.
- LANDSCAPE REQUIREMENTS: 20% REQD.
LOT TOTAL = 8,494 SF
PROPOSED LS AREA SHOWN HATCHED = 2,572 SF OR 30.2%
- SETBACKS:
AS THIS ORIGINAL STRUCTURE IS SOMEWHAT SKEWED ON THE LOT AND THERE IS NO PROPOSED MOVEMENT OF THE STRUCTURE, PROPOSED MIN SETBACKS SHALL BE:
EAST (FRONT): 13'-8" PROPOSED (EXIST PORCH LOC)
NORTH (SIDE): 10' NO CHG FROM CC REQUIREMENTS
WEST (REAR): 10' NO CHG FROM CC REQUIREMENTS
SOUTH (SIDE): 10' PROPOSED (ADJACENT TO MF)



DETENTION POND SECTION
SCALE = 1 : 20

ZONING EXHIBIT
PROPOSED SITE PLAN
SCALE = 1 : 20



VICINITY MAP
SCALE = NONE

ZONING EXHIBIT FOR
100 SOUTH THIRD STREET,
CITY OF WYLIE, COLLIN COUNTY, TEXAS 75098

DRAWING REV.
FOR
CONSTRUCTION

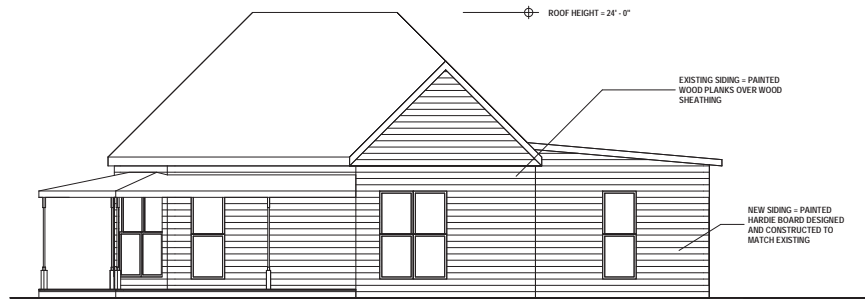
DRAWN BY:
Bryan D. Rogers

DATE:
11-14-2023

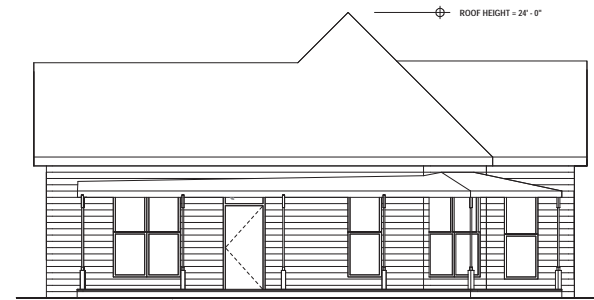
SHEET
A1
OF

BETTER DESIGN RESOURCES
P.O. BOX 1454, WYLIE, TEXAS 75098
214-773-6460 WWW.BETTERDESIGNRESOURCES.COM
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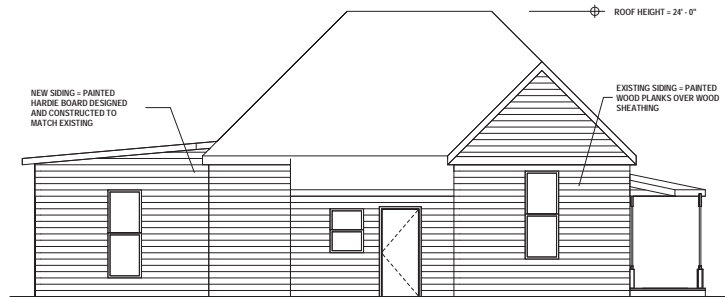
ORIGINAL SHEET = 24 X 36



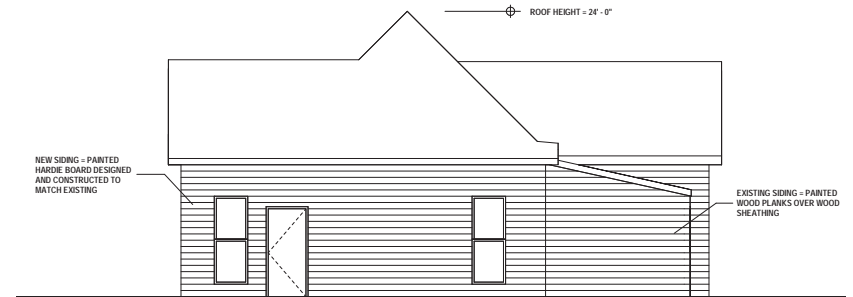
① NORTH ELEVATION
1/4" = 1'-0"



② EAST ELEVATION
1/4" = 1'-0"



③ SOUTH ELEVATION
1/4" = 1'-0"



④ WEST ELEVATION
1/4" = 1'-0"