

Figure 4-7 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	<ul style="list-style-type: none"> 1. Entrances and/or facades oriented to the street. 2. Building footprints no greater than 20,000 square feet in NS and CR Districts. 3. Multiple buildings placed to create plazas, courtyards, landscaped areas w/connecting walkways. 	<ul style="list-style-type: none"> 1. Building at the front yard line. 2. Individual buildings w/footprints \leq or \approx 10,000 square feet. 3. Front facade oriented to the street.
Parking Placement	<ul style="list-style-type: none"> 1. Parking spaces at least 10' from residential lot line. 	<ul style="list-style-type: none"> 1. Site plan with no more than 50% of parking in front of the building. 2. Building with no more than one row parking in front.
Access Drives	<ul style="list-style-type: none"> 1. Min width drive of 24', turning radius of 25'. 2. Access drive at least 150' from intersection. 3. Access drives serving developments greater than 30,000 sq. ft. shall have separated medians, or be separated at least 150' from each other. 4. Landscaped treatment of entrances 	<ul style="list-style-type: none"> 1. Combined access points with adjacent tracts. 2. Direct connection between buildings and street.
Location of Service and Loading Areas	<ul style="list-style-type: none"> 1. Service and loading areas shall not be visible from a public street or adjacent residential lot. 2. Developments unable to meet the above are required to have screening w/ screening walls w/gates. 	<ul style="list-style-type: none"> 1. Not visible from public street but provide masonry screening.

Figure 4-9 Architectural Design Requirements

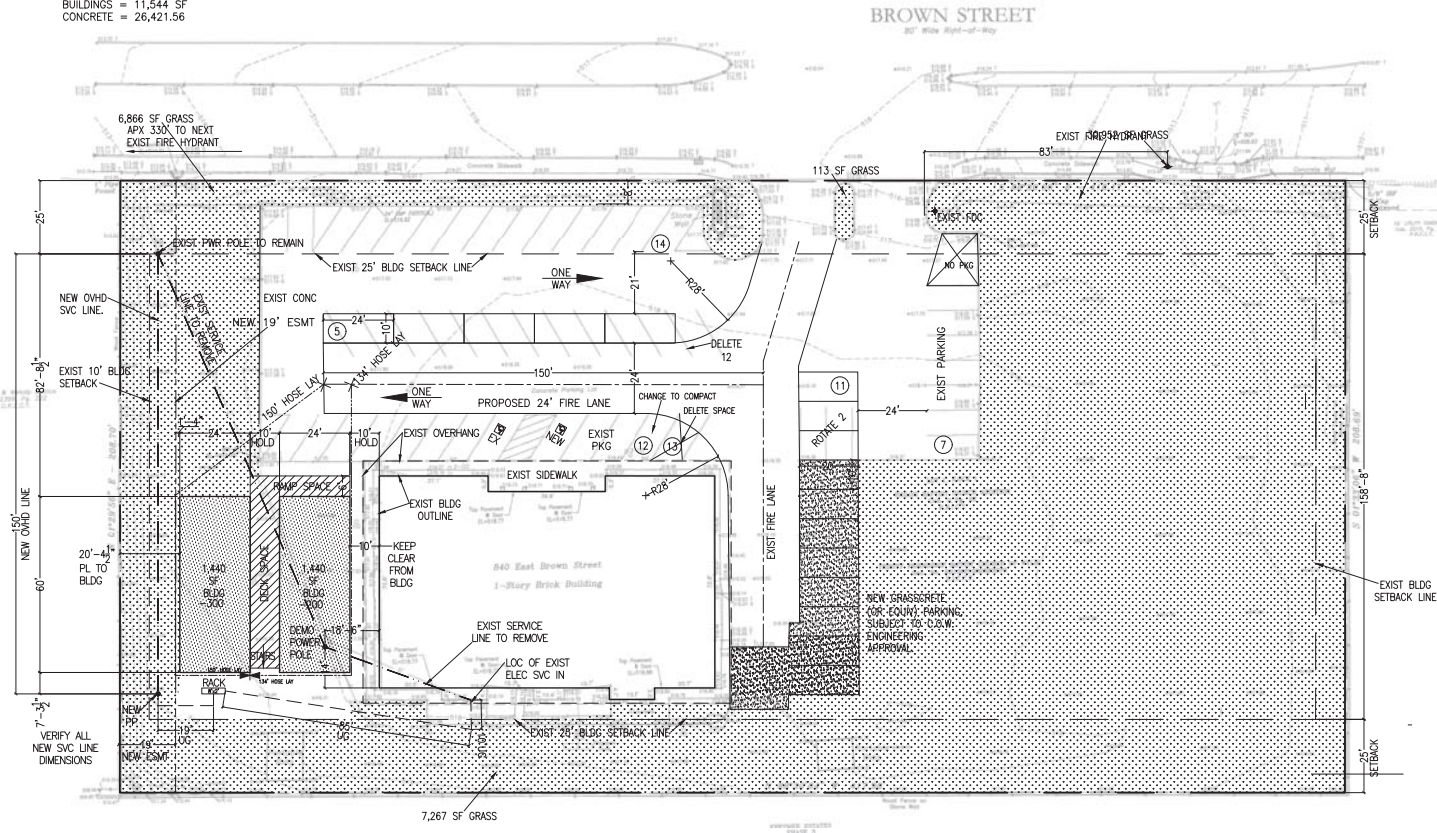
Element	Base Standard (all development must comply fully with all listed below)	Desirable (all development must select 4 of the 8 desirables listed below)
Building Materials	<ul style="list-style-type: none"> 1. Buildings constructed of a masonry product with at least 20% stone on front facade in NS, CR, CC, BG, LI and HI Districts. Tile wall construction is permissible in LI and HI districts. 2. Roofs with pitch greater than 2:12 use specified roofing materials. 3. 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. 	<ul style="list-style-type: none"> 1. Use of two complementary primary facade materials to help achieve facade articulation, visual variety and/or architectural detailing. 2. Copy same style entire block. 3. 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.
Building Articulation, Form and Massing	<ul style="list-style-type: none"> 1. 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'. 2. Entrances must be emphasized with architectural elements. 3. Ground floor facades in NS, CR, and CC Districts required specified features along 60% of length. 	<ul style="list-style-type: none"> 1. Application of base standards to facades not facing a public street. 2. Use of Architectural detailing and/or materials to provide variety in visual appearance.
Architectural Compatibility	<ul style="list-style-type: none"> 1. Buildings in the NS and CR Districts shall be architecturally compatible with surrounding neighborhoods. 2. Buildings in CC and BG Districts adjacent or within 200' of residential areas shall be architecturally compatible. 	<ul style="list-style-type: none"> 1. Buildings with pitch roofs meeting minimum requirement of residential development. 2. Buildings with hip roof sections, dormers or two or more gable roof sections at right angles to each other.

GENERAL NOTES:

- LEGAL DESCRIPTION: SHILOH BAPTIST CHURCH ADDITION, BLK 1, LOT 1
- PROPERTY ID: 2506753, GEO ID: R-5139-001-0010-1
- SCOPE OF WORK: INSTALLATION OF TWO 1,440 SF ACCESSORY BLDGS
- THIS PROPERTY IS ZONED SF 10-24
- 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 WYLIE, COLLIN COUNTY, TEXAS.

OPEN SPACE ANALYSIS :

- TOTAL LOT = 2 AC OR 83,163.56 SF
- TOTAL GREEN SPACE = 45,198 SF.
- TOTAL IMPERIOUS = 37,966.56 SF
BUILDINGS = 11,544 SF
CONCRETE = 26,421.56

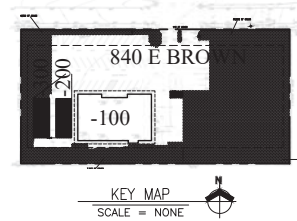


CONCEPTUAL SITE PLAN
SCALE = 1 : 20

- ARTICLES, SECTIONS, OR TABLES REFERRED TO HEREIN ARE TAKEN FROM CODES LISTED BELOW. CONSTRUCTION MUST COMPLY WITH:
2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL FIRE CODE (IFC)
2020 NATIONAL ELECTRIC CODE (NEC)
TEXAS ACCESSIBILITY STANDARDS
CITY OF WYLIE ORDINANCES AND AMENDMENTS
- PROPOSED USE: CLASSROOM OR MEETINGS.
- CONSTRUCTION TYPE (TABLE 601): V-B
- POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM BUILDINGS AND TOWARD EXISTING DRAINAGE CONVEYANCE FEATURES AT ALL TIMES.
- USING EXISTING SUPPORT LOCATIONS, BUILDINGS SHALL BE SET UP ON A 18"x18"x1.5" PAD WITH ONE 8"x8"x16" CMU.
- USING EXISTING ATTACH POINTS, TIE DOWN BUILDING WITH A HELICAL PILE ANCHOR.
- OBTAIN A THIRD-PARTY STRUCTURAL ENGINEERING INSPECTION PRIOR TO ATTACHING BOTTOM FACADE PANELS.

PARKING ANALYSIS :

- SQUARE FOOTAGE ANALYSIS:
840-100 MAIN BLDG = 8,664 SF
-200 = 1,440 SF
-300 = 1,440 SF
TOTAL SF = 11,544 SF
- PARKING ANALYSIS:
EXISTING PARKING SPACES = 48.
CURRENT PARKING RATIO = 1:250 SF
11,544/250 = (46.176) 47 REQUIRED.
49 PARKING SPACES PROVIDED.
- THE REQUIREMENT OF A 24' FIRE LANE AT THE FACE OF THE -100 BUILDING WILL DELETE THE 12 PARKING SPACES IN THE CENTER SECTION; FIVE SPACES CAN BE RECLAIMED WITH PARALLEL PARKING SPACES ADJACENT TO THE 24' FIRE LANE. SIX MORE SPACES WILL BE CREATED ADJACENT TO THE EXIST FIRE LANE.



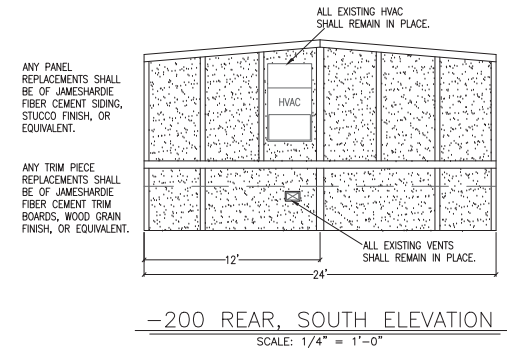
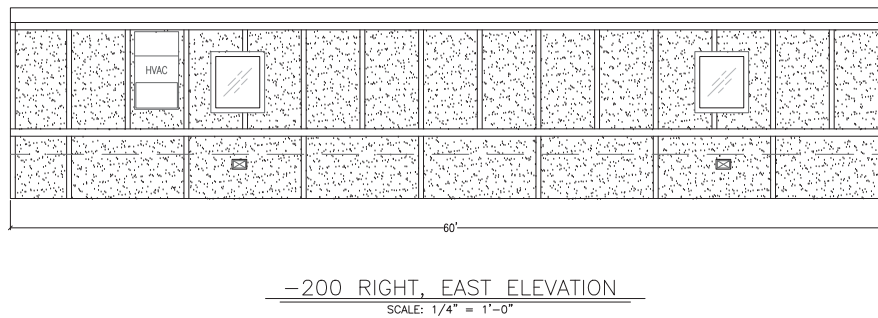
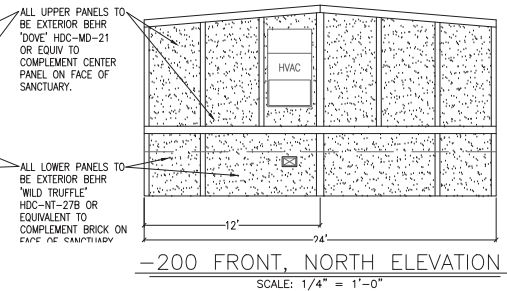
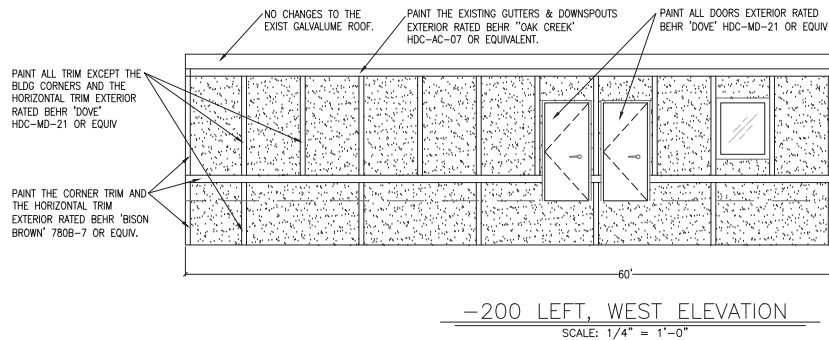


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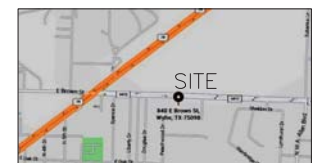
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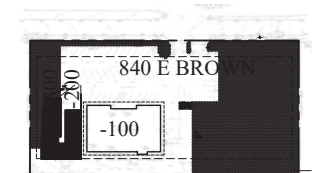
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PROPERTY ID: 2506753, GEO ID: R-5139-001-0010-1
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PAINT SCHEDULE

- WILD TRUFFLE - BEHR
HDC-NT-27B EXTERIOR GRADE
- DOVE - BEHR HDC-MD-21
EXTERIOR GRADE
- BISON BROWN - BEHR 780B
EXTERIOR GRADE



VICINITY MAP
SCALE = NONE



KEY MAP
SCALE = NONE