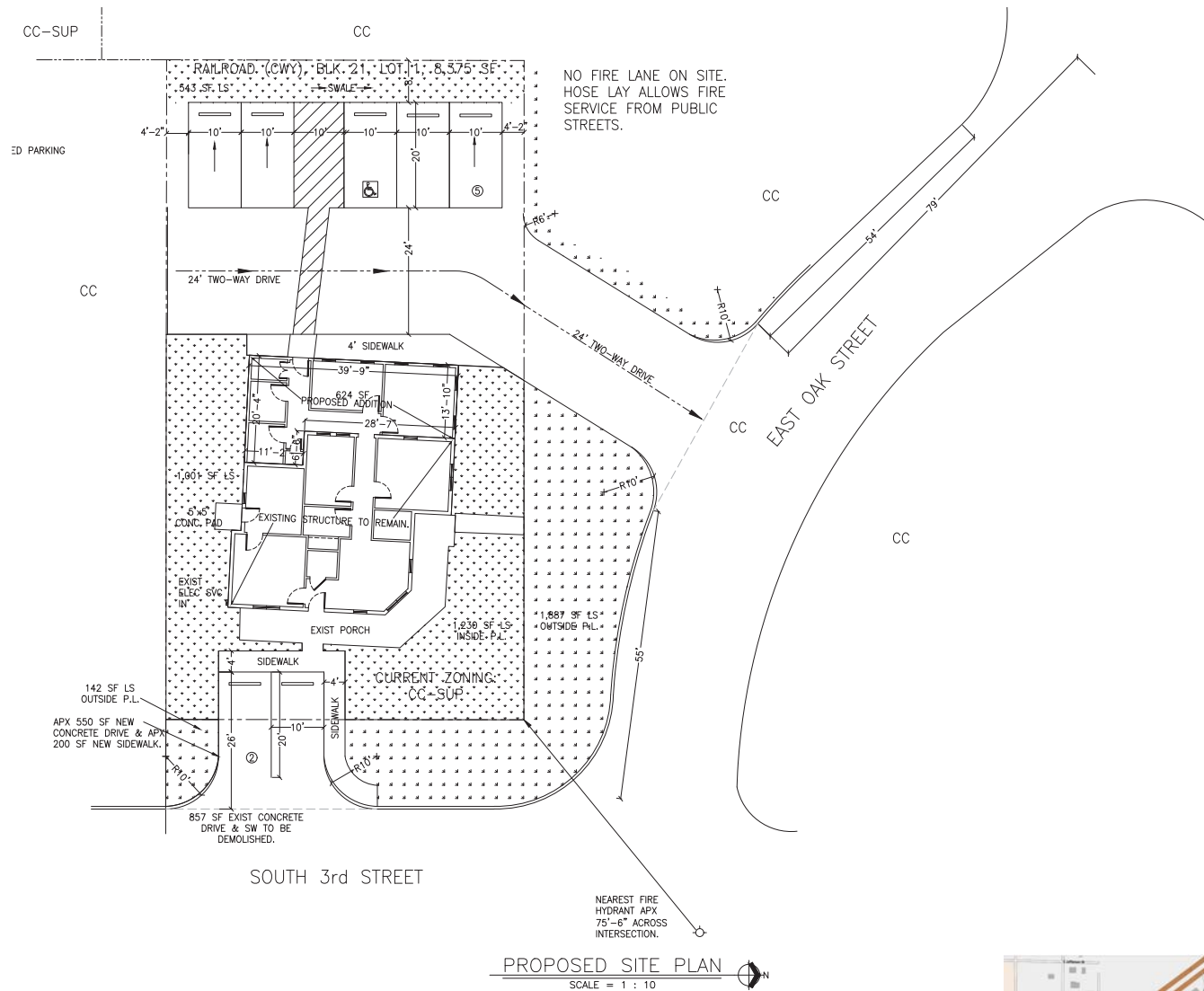


1. ARTICLES, SECTIONS, OR TABLES REFERRED TO HEREIN ARE TAKEN FROM CODES LISTED BELOW. CONSTRUCTION MUST COMPLY WITH:

- 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

2. LEGAL DESCRIPTION: RAILROAD (CWY), BLK 21, LOT 1
3. PROPERTY OWNER: MUSA DIRISU AFOLABI & CHRISTIANA ONIZE
7227 PARKWOOD DR., SACHSE, TX 75048 214-505-9604.
4. DRAWING PACKAGE PREPARED BY BRYAN ROGERS / DESIGN DRAW BUILD LLC, P.O. BOX 1454, WYLIE, TX 75098. PHONE: 214-773-6460. EMAIL: BRYAN@DESIGNDRAWBUILD.IT
5. PROPOSED DEVELOPMENT TO BE COMPLETED BY 12-31-2026.
6. CURRENT ZONING: CC-SUP WITH:
NO ANIMAL BOARDING/KENNEL/HOSPITAL USES
NO COMMERCIAL AMUSEMENT USES
NO AUTOMOBILE REPAIR, MAINTENANCE, OR REFUELING USES
NO FOOD PROCESSING RELATED USE
7. PROPOSED USE: GENERAL OFFICE.
8. LOT COVERAGE: EXIST LOT = 8,375 SF GROSS
EXIST STRUCTURE = 1,200 SF (14.3%)
PROPOSED ADDITION = 624 SF (0.07%)
PROPOSED CONCRETE = 3,582 SF INSIDE P.L. (23.3%)
PROPOSED LOT COVERAGE = 37.67% NON-PERMEABLE
1,178 SF CONC OUTSIDE P.L..
9. PER FLOOD PLAIN MAP 48085C0420J, 100 S. THIRD ST., IS IN ZONE X.
10. REQUIRED CC LANDSCAPING = 20%
LOT TOTAL = 8,375 SF
REQD LS = 1,675 SF
PROVIDED LS = 2,274 SF (27%)
12. SETBACKS:
EAST (FRONT): 13'-8" PROPOSED (EXIST PORCH LOC)
NORTH (SIDE): 10' NO CHG FROM CC REQUIREMENTS
WEST (REAR): 10' CHG FROM CC REQUIREMENTS
SOUTH (SIDE): 10' PROPOSED (ADJACENT TO MF)
13. PARKING FOR OFFICE USE IS 1400 SF
PROPOSED BLDG = 1,624 SF
PARKING REQUIRED = 4.06
PROPOSED PARKING = 7



VICINITY MAP

SCALE = NONE



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	✓ ☒ ☒ ☒ CN CNA 1. Entrances and/or facades oriented to the street. ✓ ☒ ☒ ☒ CN CNA 2. Building footprints no greater than 20,000 square feet in NS and CR Districts. ✓ ☒ ☒ ☒ CN CNA 3. Multiple buildings placed to create plazas, courtyards, landscaped areas interconnecting walkways.	✓ ☒ ☒ ☒ CN CNA 1. Building at the front yard line. ✓ ☒ ☒ ☒ CN CNA 2. Individual buildings with footprints $\leq$ or $<$ 10,000 square feet. ✓ ☒ ☒ ☒ CN CNA 3. Front facade oriented to the street.
Parking Placement	✓ ☒ ☒ ☒ CN CNA 1. Parking spaces at least 10' from residential lot line.	✓ ☒ ☒ ☒ CN CNA 1. Site plan with no more than 50% of parking in front of the building. ✓ ☒ ☒ ☒ CN CNA 2. Building with no more than one row parking in front.
Access Drives	✓ ☒ ☒ ☒ CN CNA 1. Min-width of 24', turning radius of 25'. ✓ ☒ ☒ ☒ CN CNA 2. Access drive at least 150' from intersection. ✓ ☒ ☒ ☒ CN CNA 3. Access drives serving developments greater than 30,000 sq. ft. shall have separated median, or be separated at least 150' from each other. ✓ ☒ ☒ ☒ CN CNA 4. Landscaped treatment of entrances	✓ ☒ ☒ ☒ CN CNA 1. Connected access points with adjacent trails. ✓ ☒ ☒ ☒ CN CNA 2. Direct connection between buildings and street.
Location of Service and Loading Areas	✓ ☒ ☒ ☒ CN CNA 1. Service and loading areas shall not be visible from a public street or adjacent residential lot. ✓ ☒ ☒ ☒ CN CNA 2. Developments unable to meet the above are required to have masonry screening walls with gates.	✓ ☒ ☒ ☒ CN CNA 1. Not visible from public street but provide masonry screening.

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	1. At least 20% of site shall be landscaped in NS, CR, CC, and BG Districts; 10% of site in NS, CR, CC Districts for single buildings of 100,000 sq. ft. or more; 10% of site in L and HI Districts. 2. Landscaping is required in the front yard. 3. Landscaping is required in side and rear yards adjacent to, or across the street from residential.	1. Landscaping that exceeds the minimum by 10%. 2. Landscaping in side and rear yard not otherwise required.
Landscaping of Parking Lots	1. Site plans requiring more than 12 spaces requiring less than 50 sq. ft. of landscaped space. 2. No parking space further than 60' from landscaped area on site. 3. Parking rows 12 spaces or longer shall have landscaped islands at end. 4. All parking rows shall have landscaped areas at least every 12 spaces.	1. Landscaping 10% or more in excess of 50 sq. ft. spaces. 2. Parking lots with no space further than 40 feet from a landscaped area. 3. Landscaped pedestrian connection to main entrance.
Visual Screening	1. Required screening in strip at least 3' wide, plants 7' in height when planted, includes one flowering tree for every 20 linear feet of area.	
Landscaping of Street Frontages	1. At least 50% of required front yard developed as landscaped buffer, at least 10' in width. 2. No required buffer, in grasses or beds on a 30-42' spacing. 3. Required trees at least 3" in caliper. 4. At least 4 meandering concrete walkway on perimeter when adjacent to thoroughfare.	1. Use of rock walls or other natural landscape features. 2. Increase in minimum width of landscape buffer by 20%. 3. Provision of special benches, pedestrian lighting other streetscape elements.

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 Materials	✓ CN ✓ IA 1. Buildings constructed of a masonry product with at least 20% stone on front facade in NS, CK, CC, BG, LI, or HI Districts. Tilt wall construction is permissible in LI and HI Districts. ✓ CN ✓ IA 2. Roofs with pitch greater than 2:12 use specified roofing materials. ✓ CN ✓ IA 3. Buildings should copy architectural styles and details, design themes, building materials, and colors of the surrounding new development contiged with 200' of a corner.	✓ CN ✓ IA 1. Use of two complementary primary facade materials to help achieve facade articulation, visual variety and/or architectural detailing.) ✓ LI ✓ IA 2. Copy same style entire block.
Building Articulation, Form and Massing	✓ CN ✓ IA 1. Walls not exceed height with ratio of 1 to 2 without variation in massing of facade. At least 50% of facade offset at least 4'-6". ✓ CN ✓ IA 2. Entrances must be emphasized with architectural elements. ✓ CN ✓ IA 3. Ground floor facades in NS, CK, and CC Districts required specified features along 50% of length.	✓ CN ✓ IA 1. Application of base standards to facades not facing a public street. ✓ CN ✓ IA 2. Use of Architectural detailing and/or materials to provide variety in overall appearance.
Architectural Compatibility	✓ CN ✓ IA 1. Buildings in the NS and CK Districts shall be architecturally compatible with surrounding neighborhoods. ✓ CN ✓ IA 2. Buildings in CC and BG Districts adjacent or within 200' of residential areas shall be architecturally compatible.	✓ CN ✓ IA 1. Buildings with pitch roofs meeting minimum requirement of residential development. ✓ CN ✓ IA 2. Buildings with hip roof sections, dormers or two or more gable roof sections at right angles to each other.





EXIST WEST (REAR) ELEV
SCALE = 1/8" = 1'-0"



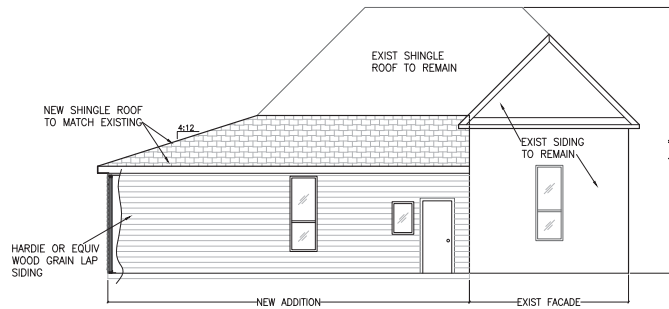
EXIST SOUTH (LEFT) ELEV
SCALE = 1/8" = 1'-0"



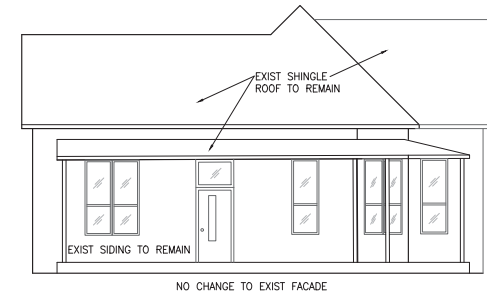
EXIST EAST (FRONT) ELEV
SCALE = 1/8" = 1'-0"



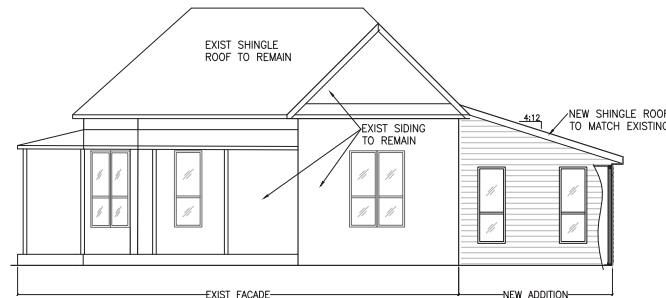
EXIST NORTH (RIGHT) ELEV
SCALE = 1/8" = 1'-0"



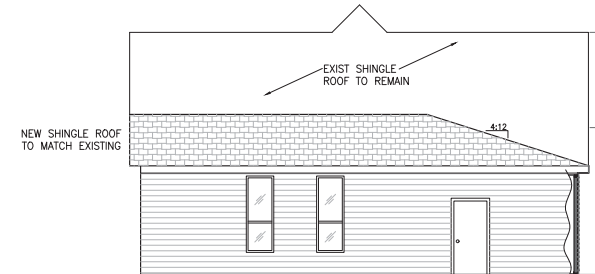
SOUTH (LEFT) ELEV
SCALE = 3/16" = 1'-0"



EAST (FRONT) ELEV
SCALE = 3/16" = 1'-0"



NORTH (RIGHT) ELEV
SCALE = 3/16" = 1'-0"



WEST (REAR) ELEV
SCALE = 3/16" = 1'-0"