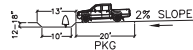


1. ARTICLES, SECTIONS, OR TABLES REFERRED TO HEREIN ARE TAKEN FROM CODES LISTED BELOW. CONSTRUCTION MUST COMPLY WITH:
 - 2021 INTERNATIONAL BUILDING CODE (IBC)
 - 2021 INTERNATIONAL MECHANICAL CODE (IMC)
 - 2021 INTERNATIONAL PLUMBING CODE (IPC)
 - 2021 INTERNATIONAL FUEL GAS CODE (IFGC)
 - 2021 INTERNATIONAL FIRE CODE (IFC)
 - 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
 - 2021 INTERNATIONAL PROPERTY MAINT CODE (IPMC)
 - 2021 EXISTING BUILDING CODE
 - 2020 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 - 2020 NATIONAL ELECTRICAL 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: ROBERT WAYNE HEATH & ROBERT WINDELL HEATH.
4. DRAWING PACKAGE PREPARED BY BRYAN ROGERS / BETTER DESIGN RESOURCES, P.O. BOX 1454, WYLIE, TX 75098. PHONE: 214-773-6460. EMAIL: BRYAN@BETTERDESIGNRESOURCES.COM
5. PROPOSED DEVELOPMENT TO BE COMPLETED BY 2-29-2024.
6. 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
7. PROPOSED USE: GENERAL OFFICE.
8. LOT COVERAGE: EXIST LOT = 8,494 SF GROSS
EXIST STRUCTURE = 1,200 SF (14.1%)
PROPOSED ADDITION = 400 SF
PROPOSED LOT COVERAGE = 19%
9. PER FLOOD PLAIN MAP 48085C0420J, 100 S. THIRD ST., IS IN ZONE X.
10. LANDSCAPE REQUIREMENTS: 20% REQ. ✓
LOT TOTAL = 8,494 SF
PROPOSED LS AREA SHOWN HATCHED = 2,572 SF OR 30.2%
11. 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' ✓ 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

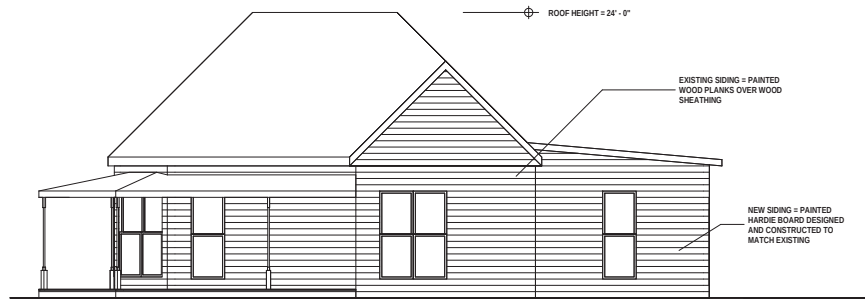
SCALE = 1 : 20

ZONING EXHIBIT
PROPOSED SITE PLAN

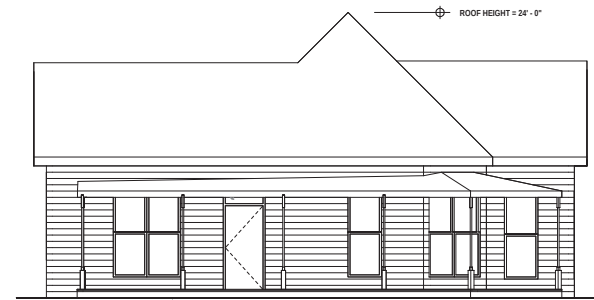
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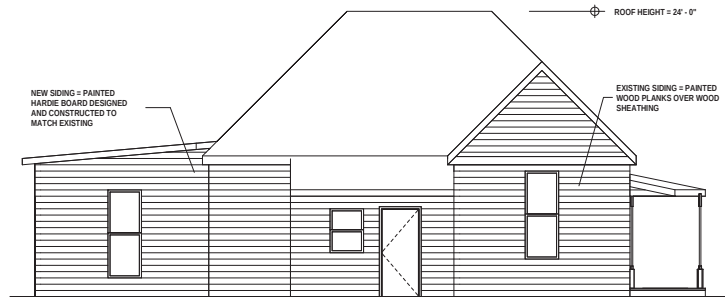
VICINITY MAP
SCALE = NONE



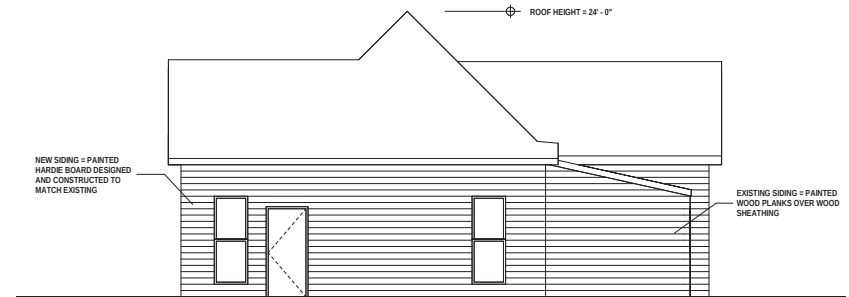
① NORTH ELEVATION
1/4" = 1'-0"



② EAST ELEVATION
1/4" = 1'-0"



③ SOUTH ELEVATION
1/4" = 1'-0"



④ WEST ELEVATION
1/4" = 1'-0"