



VICINITY MAP  
N.T.S.

**DESIGN STANDARDS POINT TABULATION FOR SITE:**

- SITE DESIGN DESIRABLE ELEMENTS:**
1. Site plan with no more than 50% of parking in front of the building.
  2. Combined access points with adjacent streets.
  3. Direct connection between buildings and street.
  4. Not visible from public street but provide masonry screening.
- LANDSCAPE DESIGN DESIRABLE:**
1. Landscaping that exceeds the minimum by 10%.
  2. Landscaping in side and rear yard not otherwise required.
  3. Landscaping 10% or more in areas of 50 sq ft or more.
  4. Provision of special benches, pedestrian lighting, other streetscape elements.
- ARCHITECTURAL DESIGN DESIRABLE:**
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. Use of architectural detailing and/or materials to provide variety in visual appearance.

SITE DATA TABLE	
ZONING	PD 2012-03
CURRENT USE	VACANT
PROPOSED USE	RETAIL
LOT AREA (LOT 1)	85,129 S.F. = 1.954 AC
IMPERVIOUS COVERAGE	14,371 S.F. 17%
BUILDING SQUARE FOOTAGE	17,436 S.F. 20%
BUILDING HEIGHTS (FEET / 1 STORY)	26' / 1 STORY
TOTAL PARKING REQ'D	75 SPC
ADA PARKING PROVIDED	4 SPC
TOTAL PARKING PROVIDED	81 SPC

DEVELOPMENT SCHEDULE  
CONSTRUCTION 04 - 2026  
OPENING 03 - 2027

**LEGEND**

- EXIST. SANITARY SEWER
- EXIST. WATER
- EXIST. MANHOLE
- EXIST. FIRE HYDRANT
- EXIST. METER
- PROP. CLEANOUT
- PROP. VALVE
- PROP. WATER METER VAULT
- PROP. LIGHT POLE
- PROP. SANITARY SEWER
- PROP. WATER
- PROP. STORM
- PROP. FIRE LANE/ HEAVY DUTY PAVEMENT
- PROP. PARKING COUNT

**SITE PLAN**

2.988 ACRES  
SITUATED IN THE  
DUKE STRICKLAND SURVEY, ABSTRACT NO. 841  
COLLIN COUNTY, TEXAS



CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION

PERMITS FROM REGISTRATION

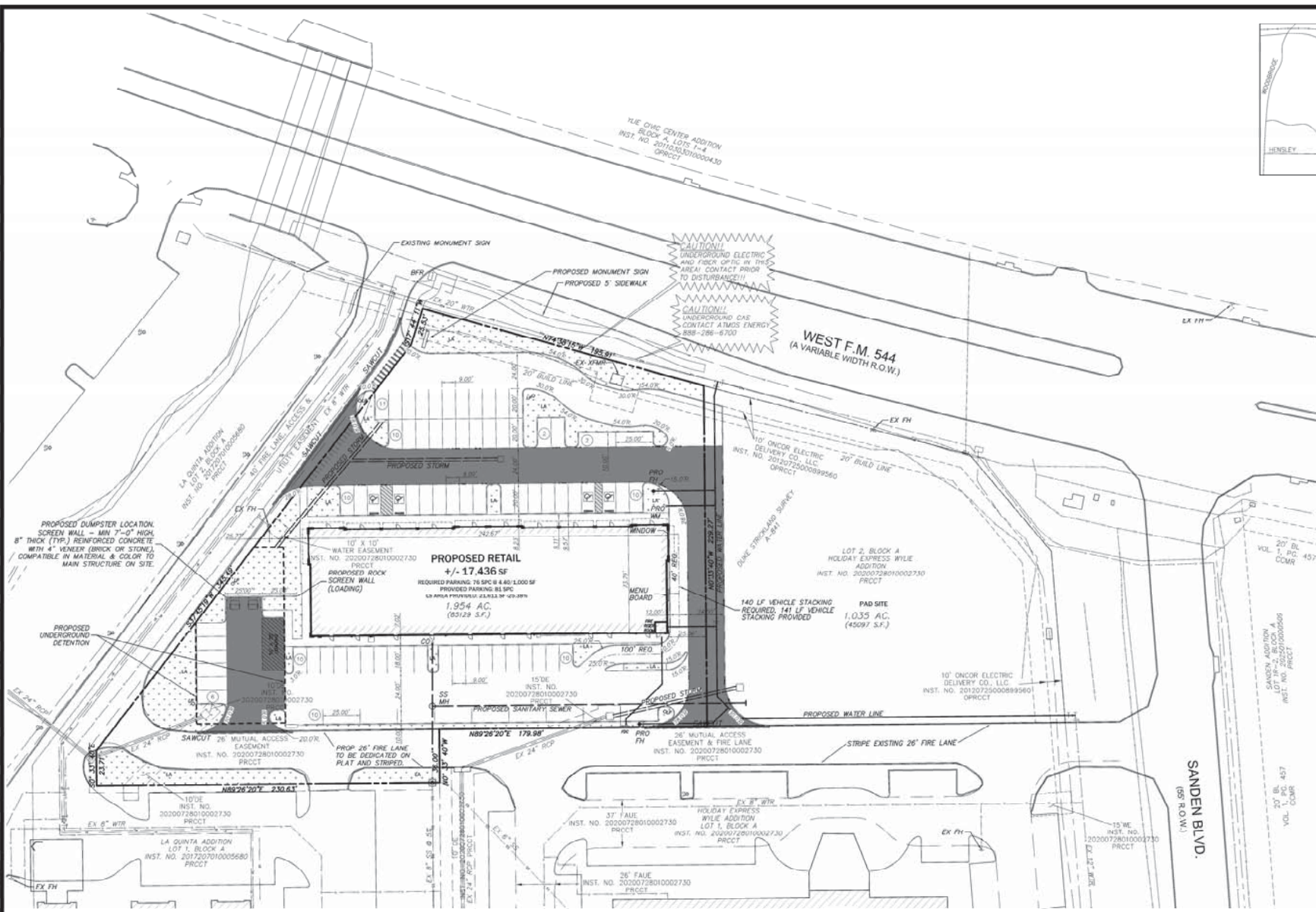
ENGINEERING FIRM #001616 SURVEYING FIRM #10191792

1600 N. COLLINGS BLVD. SUITE 3300 RICHARDSON, TX 75080

201 WINDCO CIR. SUITE 100 WYLE, TX 75098

(972) 941-8400

DATE: May 11, 2026



**NOTES**

1. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. REFER TO LANDSCAPE PLAN FOR PROPOSED PLANTING AND SCREENING.
3. FIRE DEPARTMENT REMOTE POWER BOX (MCK BRAND) ELECTRICAL SHUNT (MTO) INSTALLED NEXT TO THE FIRE RISER ROOM DOOR.
4. FIRE MAIN TO BUILDING TO BE INSTALLED BY LICENSED SPRINKLER COMPANY UNDER SEPARATE PERMIT.



**CAUTION!**

THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



OWNER/DEVELOPER  
**PARKER/SCHOLEZ PROPERTIES, LTD**  
P.O. BOX 307  
WYLE, TX 75032

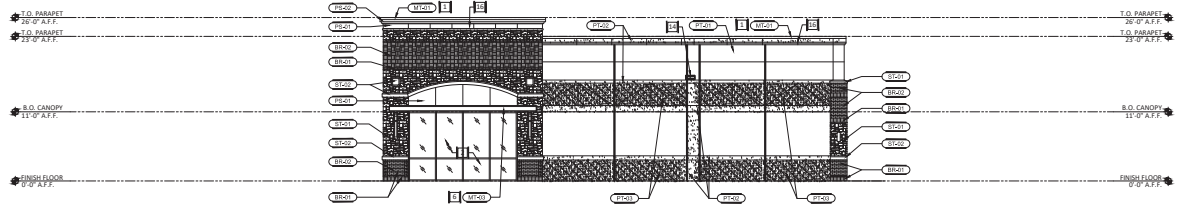


### EXT. FINISH SPECS.

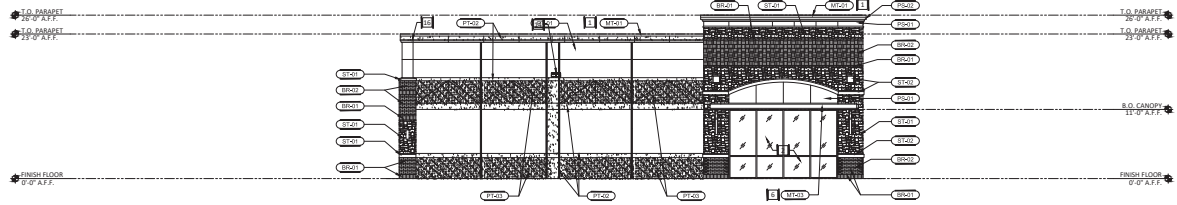
TAG	ITEM	MANUFACTURER	STYLE/COLOR	CONTACT INFO
BR-01	BRICK VENEER (MAIN FIELD) MORTAR: GR-01	ACME BRICK CO.	---	ACME BRICK, NATAJIA PINILLOS, 346-254-5778, NPINILLOS@BRICK.COM
BR-02	BRICK VENEER (ACCENT) MORTAR: GR-01	ACME BRICK CO.	---	ACME BRICK, NATAJIA PINILLOS, 346-254-5778, NPINILLOS@BRICK.COM
BR-03	SPLIT-FACE CMU BLOCK MORTAR: GR-01	BEST BLOCK	2" X 8" 16", #XXX - XXX	BARR, LYONS, 832-270-6230, BARR.LYONS@BESTBLOCK.COM
GL-01	1" INSULATED GLAZING	VITRO ARCHITECTURAL GLASS OR EQ.	SOLARBAN 70 (2) + CLEAR, SHGC: 0.27, U-FACTOR: 0.28	MICHELLE ESTES, MESTES@VITRO.COM, 713-557-0091
GR-01	MORTAR / GROUT	SPECTRUM, AHI SUPPLY	---	ASHUE CLARK, 832-405-6376, ACLARK@AHI-SUPPLY.COM
GR-02	MORTAR / GROUT	SPECTRUM, AHI SUPPLY	---	ASHUE CLARK, 832-405-6376, ACLARK@AHI-SUPPLY.COM
MT-01	PRE-FINISHED PARAPET CAP	BERRIDGE MANUFACTURING	KNAR 500, DARK BRONZE	MARK TICE, 281-701-4117, MTICE@BERRIDGE.COM
MT-02	COLLECTOR BOXES & S.S.	BERRIDGE MANUFACTURING	KNAR 500, DARK BRONZE	MARK TICE, 281-701-4117, MTICE@BERRIDGE.COM
MT-03	PRE-ENGINEERED ALUM. CANOPIES	AAA AWNINGS OR EQ.	24 GA. PRE-FINISHED, PRE-ENGINEERED ALUM. CANOPY W/ ACCENT BRACING AND 1" FLUSH PANEL SOFFIT, DARK BRONZE	---
MT-04	PRE-ENGINEERED ALUM. CANOPIES	AAA AWNINGS OR EQ.	24 GA. PRE-FINISHED, PRE-ENGINEERED ALUM. CANOPY W/ ACCENT BRACING AND 1" FLUSH PANEL SOFFIT, DARK BRONZE	---
MT-05	ANODIZED ALUMINUM STOREFRONT	KAWNEER	DARK BRONZE NO. 40	---
MT-06	PREFINISHED METAL PANEL (DUMPSTER)	BERRIDGE MANUFACTURING	KNAR 500, DARK BRONZE	MARK TICE, 281-701-4117, MTICE@BERRIDGE.COM
ST-01	THIN STONE VENEER MORTAR: GR-02	---	---	---
ST-02	EAST STONE MORTAR: GR-02	STONECAST	XXX, SMOOTH	---
PS-01	STUCCO/PLASTER (MAIN FIELD)	DRY-VIT OR EQ.	COMMERCIAL CEMENT PLASTER 2, SW XXXX - XXXX, SANDBLAST FINISH	WWW.DRYVIT.COM
PS-02	STUCCO/PLASTER (ACCENT 1)	DRY-VIT OR EQ.	COMMERCIAL CEMENT PLASTER 2, SW XXXX - XXXX, SANDBLAST FINISH	WWW.DRYVIT.COM
PS-03	STUCCO/PLASTER (ACCENT 2)	DRY-VIT OR EQ.	COMMERCIAL CEMENT PLASTER 2, SW XXXX - XXXX, SANDBLAST FINISH	WWW.DRYVIT.COM
PT-01	PAINT (HOLLOW METAL DOORS)	SHERWIN WILLIAMS	---	BRIAN PATTON, 713-957-4209, BRIAN.G.PATTON@SHERWIN.COM
PT-02	PAINT (MAIN FIELD)	SHERWIN WILLIAMS	---	BRIAN PATTON, 713-957-4209, BRIAN.G.PATTON@SHERWIN.COM
PT-03	PAINT (ACCENT)	SHERWIN WILLIAMS	---	BRIAN PATTON, 713-957-4209, BRIAN.G.PATTON@SHERWIN.COM
PT-04	PAINT (SITE)	SHERWIN WILLIAMS	---	BRIAN PATTON, 713-957-4209, BRIAN.G.PATTON@SHERWIN.COM

### ELEVATION KEY NOTES

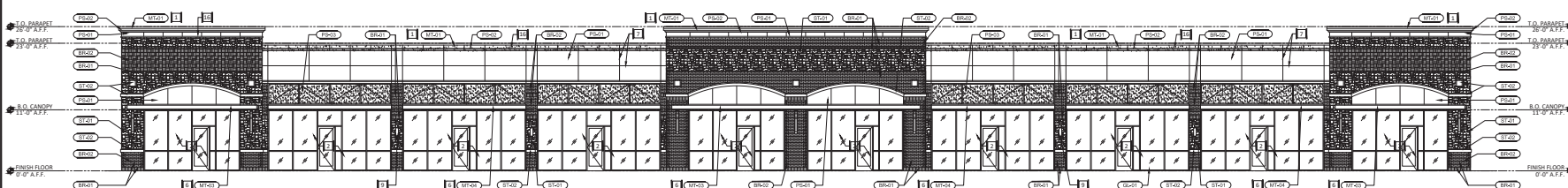
- 1 PRE-FINISHED METAL COPING OVER TOP OF PARAPET (MT-01)
- 2 ANODIZED ALUMINUM STOREFRONT SYSTEM, RE: WINDOW SCHEDULE (GR-02)
- 3 HOLLOW METAL DOOR, PAINTED, RE: DOOR SCHEDULE (PT-XX)
- 4 BACK OF PARAPET, BEYOND
- 5 ROOF ACCESS LADDER (PT-XX)
- 6 PRE-ENGINEERED, PRE-FINISHED METAL CANOPY (MT-XX)
- 7 STUCCO (OR PLASTER) REVEAL (OR TILT/WALL REVEAL), RE: XXXXXX
- 8 SCHEDULED WALL MOUNTED LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS
- 9 LINE OF ROOF BEYOND
- 10 ELECTRICAL EQUIPMENT, (PT-XX)
- 11 SCHEDULED STANDARD CLUSTER MAILBOX UNIT (INSERT SPEC)
- 12 FUTURE GAS METER LOCATION; RE: MEP DRAWINGS
- 13 SCHEDULED WALL PACK TYP. CENTERLINE MOUNTING HEIGHT @ XX" VP; RE: ELECTRICAL DRAWINGS
- 14 PRONCE 6" CDX PLYWOOD FOR SIGNAGE BLOCKING (W/ WALL IS STUD)
- 15 CORNICE W/ HOT GROOVE 1/2" X 1/2" EIFS FALSE JOINT



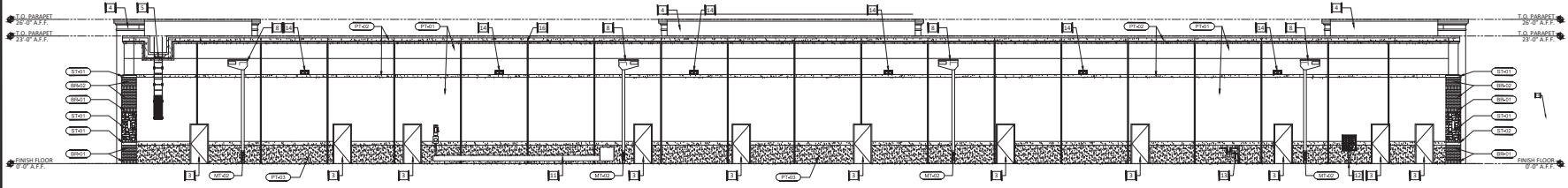
04 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



03 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



02 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



01 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

© 2026 CD PARAGON, PLLC  
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 281.557.1000

NO.	DATE	DESCRIPTION
1	08/26/2025	SITE PLAN REVIEW

PROJECT NAME AND ADDRESS:  
**SHOPS AT 544**  
 544 S. 544 • GARDEN BLVD.  
 WILHELM, TEXAS 75088  
 JOB NUMBER: 25-053  
 DRAWING TITLE:  
**EXTERIOR ELEVATIONS**  
 DRAWING NUMBER:



01 EXTERIOR RENDERING  
NOT TO SCALE

**CD Paragon, PLLC**  
2618 Rusk Street  
Houston, TX 77003



**COMMERCIAL DEVELOPMENT**  
SWC FM-544 @ SANDEN BLVD.  
February 23, 2026  
WYLIE, TX  
JOB #25-053