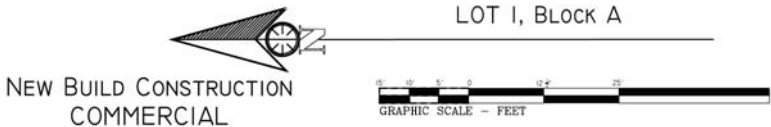


- SITE DESIGN REQUIREMENTS:**

  1. BUILDINGS AT THE FRONT YARD LINE
  2. INDIVIDUAL BUILDINGS LESS THAN OR EQUAL TO 10,000 SF
  3. FRONT FACADE ORIENTED TO MARTINEZ LANE
  4. SITE PLAN WITH NO MORE THAN 50% OF PARKING IN FRONT OF THE BUILDING.
  5. BUILDING WITH NO MORE THAN ONE ROW PARKING IN FRONT.
  6. DIRECT CONNECTION BETWEEN BUILDINGS AND STREET.
  7. SERVICE AREA NOT VISIBLE FROM PUBLIC STREET, MASONRY SCREENING ADDITIONAL.
- LANDSCAPING DESIGN REQUIREMENTS:**

  1. LANDSCAPING THAT EXCEEDS MINIMUM OF 10%
  2. LANDSCAPING IN SIDE AND REAR YARD NOT OTHERWISE REQUIRED
  3. LANDSCAPE 10% OR MORE IN EXCESS OF 50 SF/PARKING SPACE
  4. LANDSCAPED PEDESTRIAN CONNECTION TO MAIN ENTRANCE
  5. USE OF ROCK WALLS OR OTHER MATRUAL LANDSCAPE FEATURES

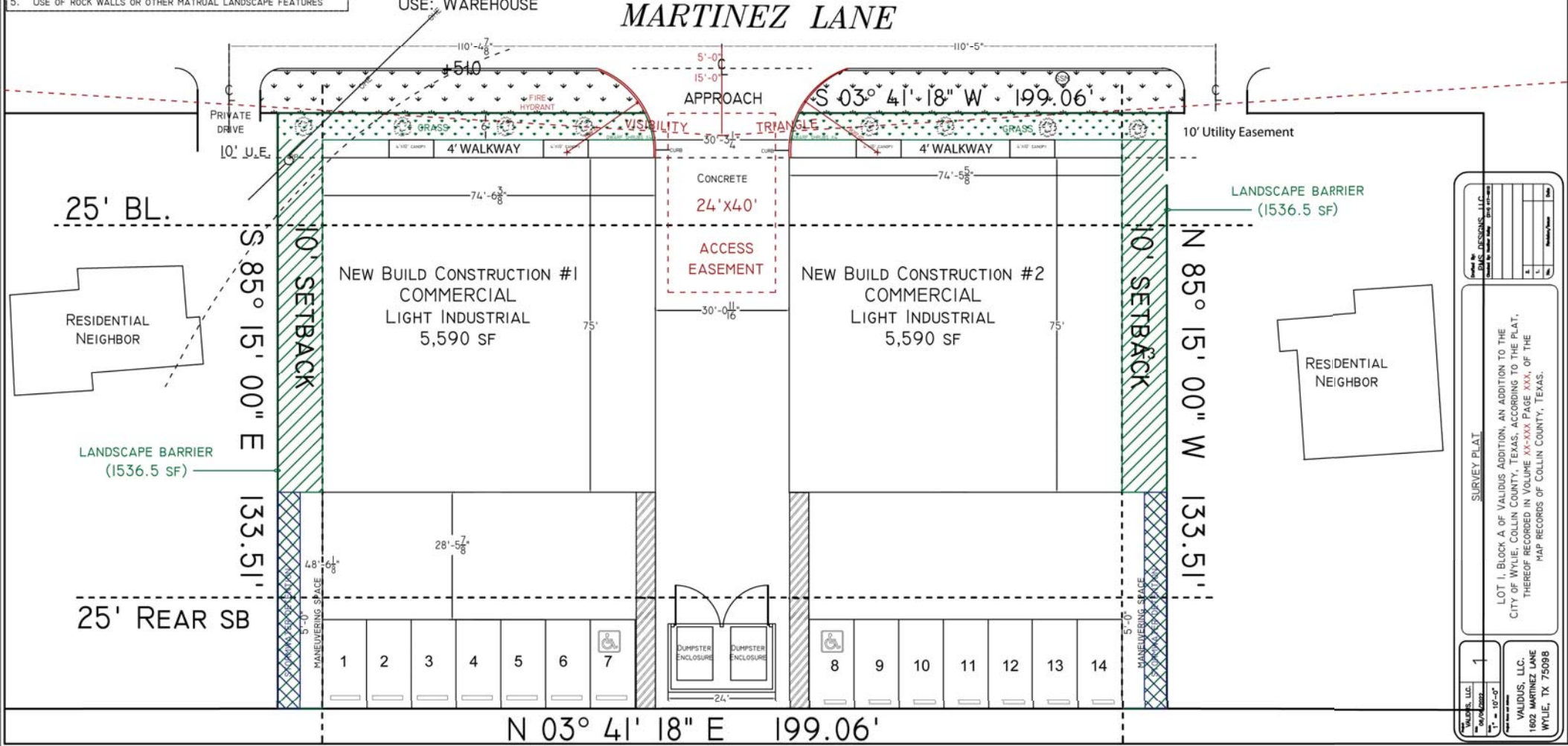


10% LANDSCAPING REQ'D  
3073 SF PROVIDED = 11.6%

LOT COVERAGE 50% MAX  
PROPOSED = 42%

**LEGEND:**

- OH — OVERHEAD ELECTRIC LINES
- POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- +510 ELEVATION MARKER
- ⊗ DWARF SHRUB

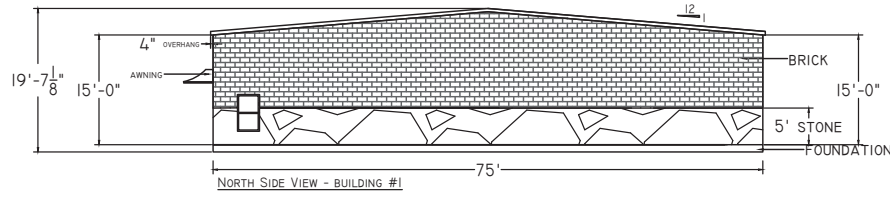


**SURVEY PLAT**

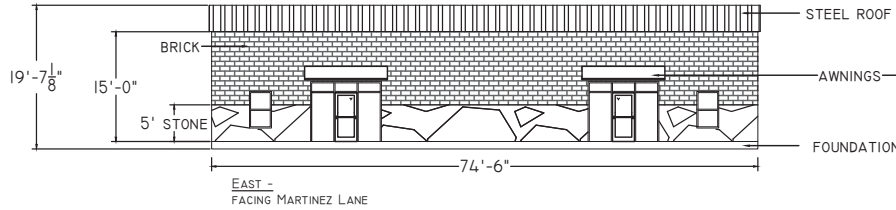
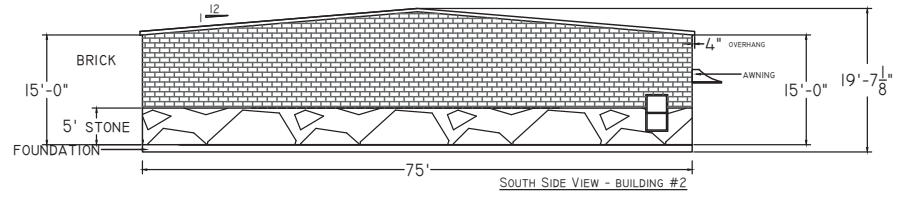
LOT 1, BLOCK A OF VALDIUS ADDITION, AN ADDITION TO THE CITY OF WYLLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT, THEREOF RECORDED IN VOLUME XX-XXX PAGE XXX, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS.

1

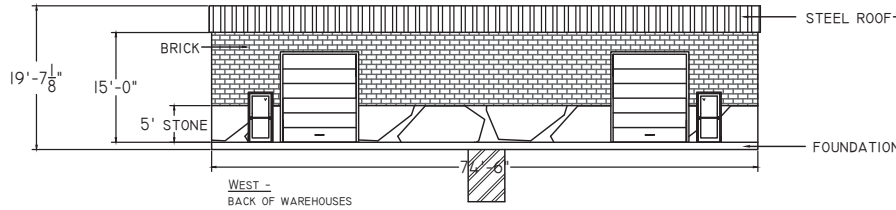
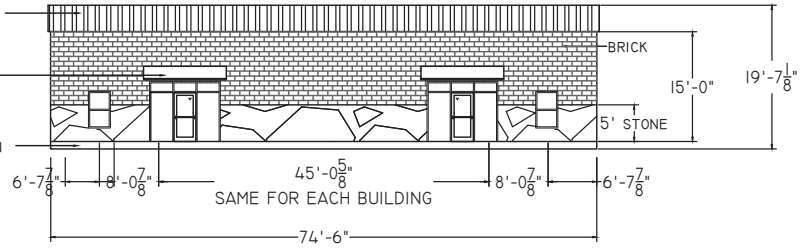
VALDIUS, LLC  
1602 MARTINEZ LANE  
WYLLIE, TX 75098



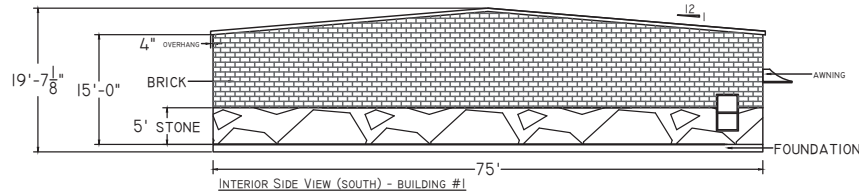
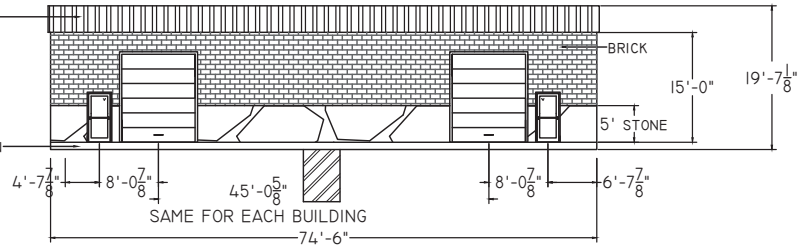
EXTERIOR FACADE - 100%			
	STONE	BRICK	TOTAL
NORTH	375 SF	865 SF	1240 SF
SOUTH	375 SF	865 SF	1240 SF



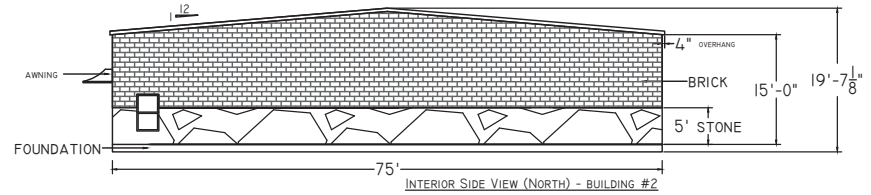
EXTERIOR FACADE-100%			
	STONE	BRICK	TOTAL
EAST	74.5 SF	1640 SF	2385 SF



EXTERIOR FACADE-100%			
	STONE	BRICK	TOTAL
WEST	74.5 SF	1640 SF	2385 SF



EXTERIOR FACADE - 100%			
	STONE	BRICK	TOTAL
SOUTH	375 SF	865 SF	1240 SF
NORTH	375 SF	865 SF	1240 SF



VALIDUS, LLC  
04/04/2023  
1/8" = 1'

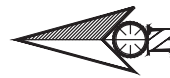
2

LOT 13 COMMERCIAL  
NEW BUILD CONSTRUCTION  
ZONING: LI; USE: WAREHOUSE

ELEVATION PLANS

Drawn By  
PMS DESIGNS, LLC.  
Contact: Mr. Nathan Kelly (817) 457-4951

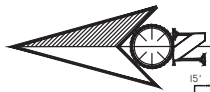
Rev	Revised/Notes	Date
1		
2		



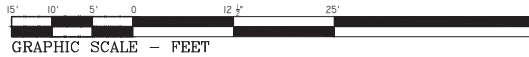
LOT I, BLOCK A

LANDSCAPING DESIGN REQUIREMENTS:

1. USE OF TWO COMPLEMENTARY PRIMARY FACADE MATERIALS
2. COPY SAME STYLE ENTIRE BLOCK
3. APPLICATION OF BASE STANDARDS TO FACADES ENTIRE BUILDING
4. USE OF ARCH DETAILS AND/OR MATERIAL TO PROVIDE VARIETY IN VISUAL APPEARANCE
5. BUILDINGS WITH PITCH ROOFS MEETING MINIMUM REQUIREMENTS OF RESIDENTIAL DEVELOPMENT

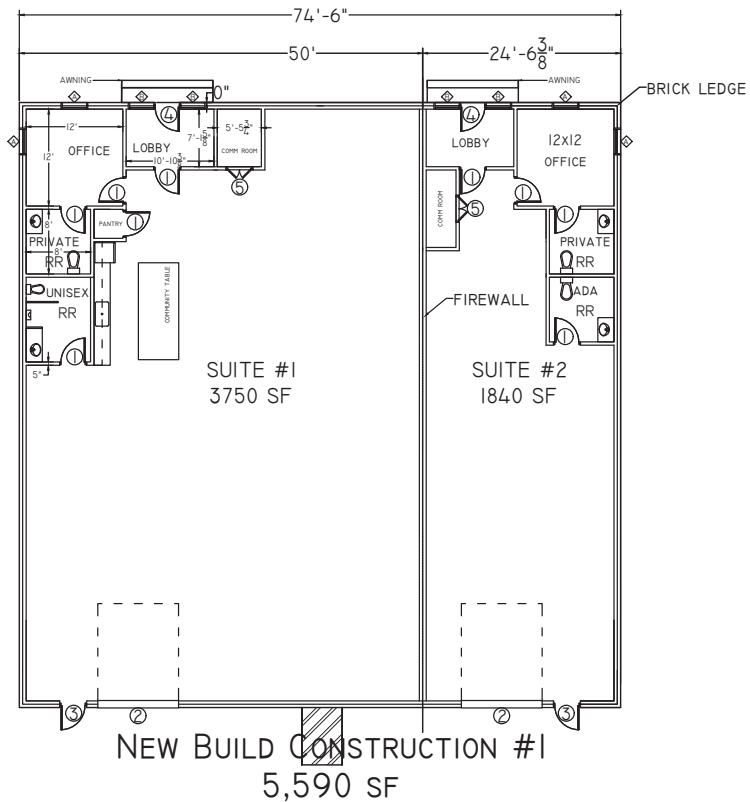


LOT I, BLOCK A



NEW BUILD CONSTRUCTION  
COMMERCIAL  
ZONING: LI  
USE: WAREHOUSE

### FLOORPLAN



### AREA TABULATIONS:

BUILDING #1	5590 SF
BUILDING #2	5590 SF
TOTAL	11,180 SF

### ALUMINUM STOREFRONT WINDOWS

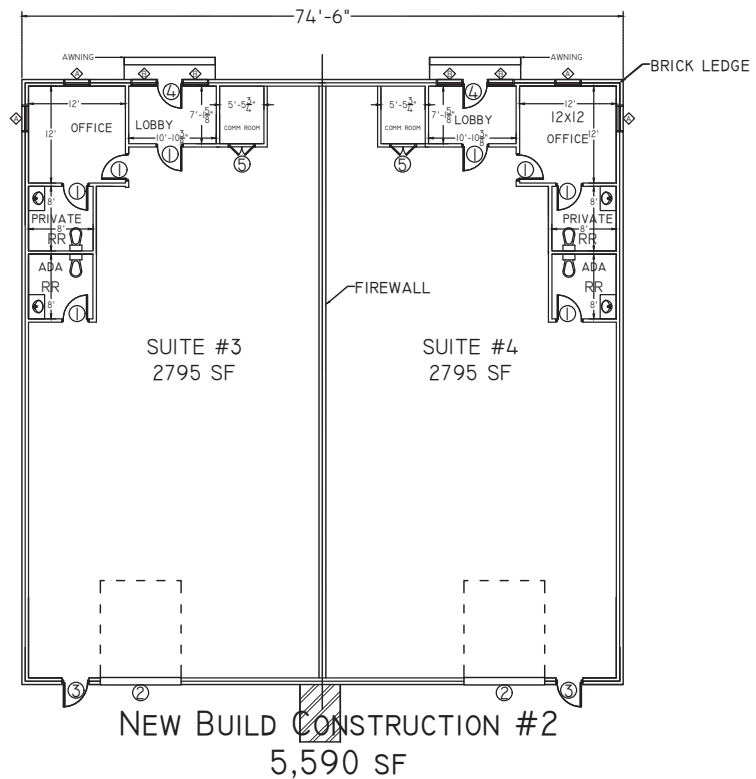
A	36	X	60	SH
B	36	X	96	FIXED

### DOOR SCHEDULE

1	3'-0"	X	6'-8"	INTERIOR WOOD DOOR
2	12/0	X	10/0	OVERHEAD DOOR
3	3'-0"	X	6'-8"	METAL SECURITY DOOR
4	3'-0"	X	8'-0"	STOREFRONT w/TRANSOM
5	3'-0"	X	6'-8"	INTERIOR PAIR

### CONSTRUCTION NOTES:

2015 IBC, IECC, NEC, IMC, IPC & IFC



LOT I3 NB CONSTRUCTION  
COMMERCIAL  
FLOORPLAN

3

VALIDUS, LLC  
1602 MARTINEZ LANE  
WYLLIE, TX 75098

DESIGNED BY: J. MARTINEZ  
CHECKED BY: J. MARTINEZ  
DATE: 01/25/2023