

ORDINANCE NO. 3815-4-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE ZONING REGULATIONS AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE REGULATIONS RELATING TO THE USE AND DEVELOPMENT OF LOT 7, BLOCK G, BRAY CENTRAL ONE, LOCATED IN DISTRICT F OF PLANNED DEVELOPMENT "PD" NO. 108 OFFICE "O" AND ADOPTING A CONCEPT PLAN AND BUILDING ELEVATIONS; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the Ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, the City Council has concluded that the Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be further amended as follows.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as amended, be further amended by amending as set forth in Section 2 of this Ordinance the regulations relating to the use and development of Lot 7, Block G, Bray Central One, an addition to City of Allen, Collin County, Texas, according to the plat thereof recorded in Cabinet Q, Slide 111, Plat Records, Collin County, Texas ("the Property") located in District F of Planned Development "PD" No. 108 Office "O."

SECTION 2. The Property shall be developed and used only in accordance with the applicable provisions of the Allen Land Development Code, as amended ("ALDC") and District F of Planned Development "PD" No. 108 as set forth in Ordinance No. 3044-10-11, as amended (collectively "the PD 108 Ordinance"), except to the extent modified by the Development Regulations set forth below:

- A. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit "A" and incorporated herein by reference (the "Concept Plan"). Minor modifications to streets and driveways that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.
- B. SETBACKS:** The Property shall be developed in compliance with the setbacks shown on the Concept Plan.
- C. BUILDING ELEVATIONS:** The Property shall be developed in general conformance with the architectural style set forth on the Building Elevations attached hereto as Exhibit "B" and incorporated herein by reference.
- D. PERMITTED USES:** In addition to the uses permitted within District F of Planned Development "PD" No. 108:

- (1) Block G, Lot 7A, as identified on the Concept Plan, may be developed and used as a Medical Office; and
- (2) Block G, Lot 7B, as identified on the Concept Plan, may be developed and used as a Convenience store with Fuel Station.

E. LANDSCAPE BUFFER: Installation of all landscaping and irrigation within the 20-foot wide landscape buffer along Exchange Parkway and Raintree Circle, including a sidewalk not less than five feet (5.0') in width as shown on the Concept Plan, shall be completed prior to issuance of a certificate of occupancy for any building constructed on Lot 7A and/or Lot 7B, Block G, as shown on the Concept Plan.

SECTION 3. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Allen governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 4. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the Allen Land Development Code, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance or the Allen Land Development Code, as amended hereby, which shall remain in full force and effect.

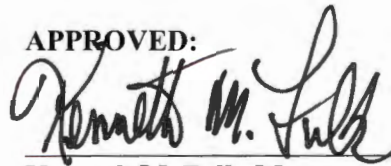
SECTION 5. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Allen Land Development Code Zoning Regulations, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

SECTION 7. This Ordinance shall take effect immediately from and after its passage and publication of the caption in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 13TH DAY OF APRIL 2021.

APPROVED:



Kenneth M. Fulk, Mayor

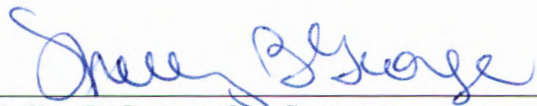
APPROVED AS TO FORM:



Peter G. Smith, City Attorney

(kbl:3/31/2021:121059)

ATTEST:



Shelley B. George, City Secretary

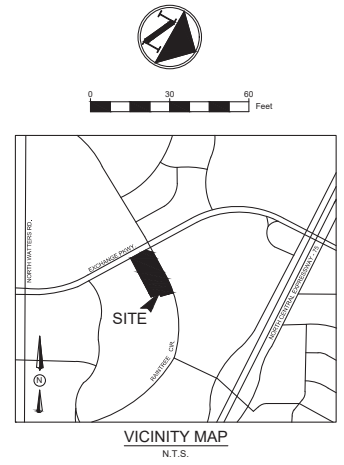
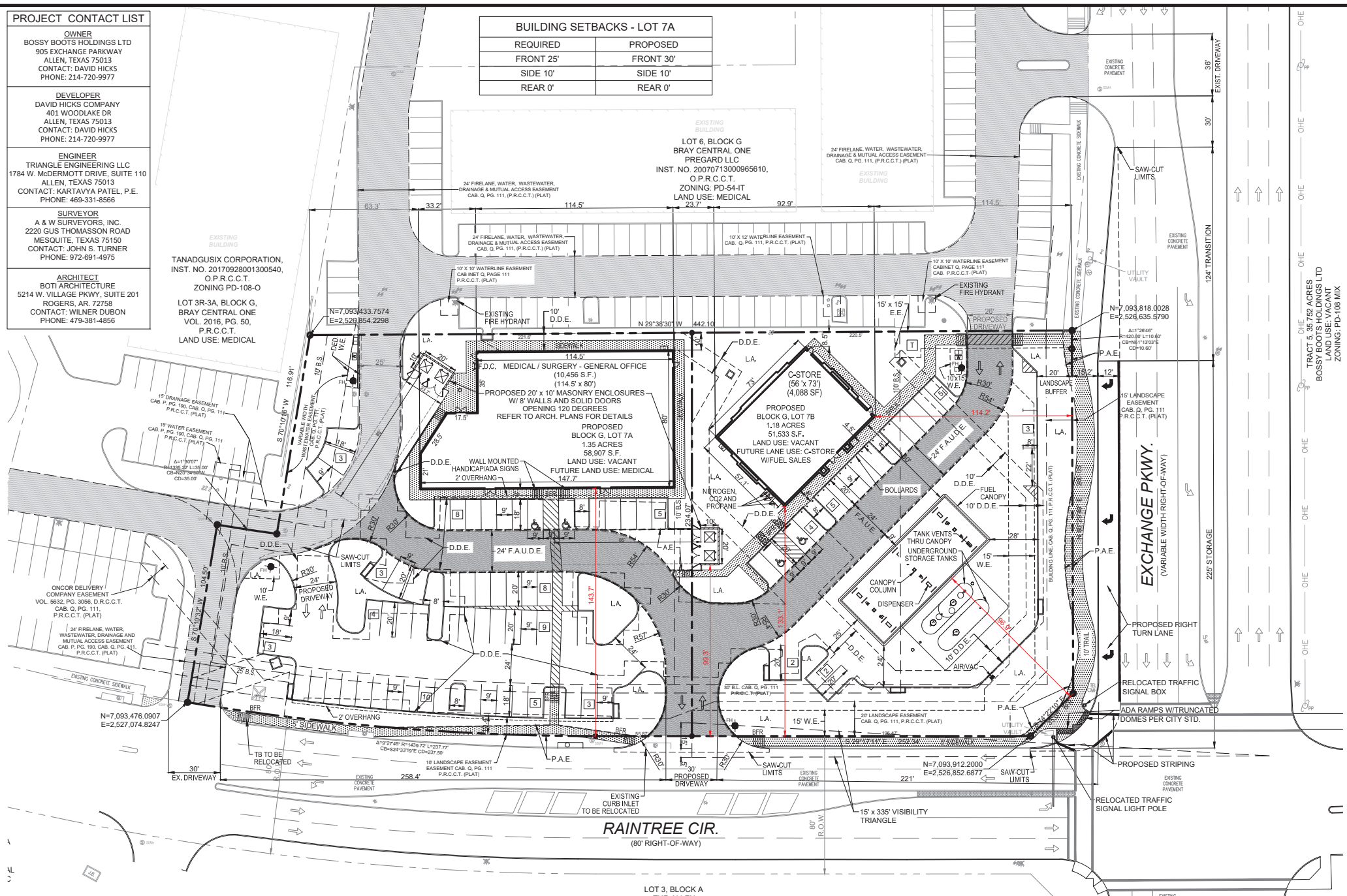
PROJECT CONTACT LIST

OWNER BOSSY BOOTS HOLDINGS LTD 905 EXCHANGE PARKWAY ALLEN, TEXAS 75013 CONTACT: DAVID HICKS PHONE: 214-720-9977
DEVELOPER DAVID HICKS COMPANY 401 WOODLAKE DR ALLEN, TEXAS 75013 CONTACT: DAVID HICKS PHONE: 214-720-9977
ENGINEER TRIANGLE ENGINEERING LLC 1784 W. MACDERMOTT DRIVE, SUITE 110 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566
SURVEYOR A & W SURVEYORS, INC. 2220 GUS THOMASSON ROAD MESQUITE, TEXAS 75150 CONTACT: JOHN S. TURNER PHONE: 972-691-4975
ARCHITECT BOTI ARCHITECTURE 5214 W. VILLAGE PKWY., SUITE 201 ROGERS, AR. 72758 CONTACT: WILNER DUBON PHONE: 479-381-8566

TANADGUSIX CORPORATION,
INST. NO. 20170928001300540,
O.P.R.C.C.T.
ZONING PD-108-O
LOT 3R-3A, BLOCK G,
BRAY CENTRAL ONE
VOL. 2016, PG. 50,
P.R.C.C.T.
LAND USE: MEDICAL

BUILDING SETBACKS - LOT 7A

REQUIRED	PROPOSED
FRONT 25'	FRONT 30'
SIDE 10'	SIDE 10'
REAR 0'	REAR 0'



LOT 7A - SITE DATA SUMMARY TABLE

BLOCK	G
LOT	7
PROPOSED LOT	7A
EXISTING ZONING	PD-108-O
PROPOSED ZONING	PD-108-O
PROPOSED USE	MEDICAL / SURGERY - GENERAL OFFICE
LOT AREA (S.F.)	58,907
LOT AREA (ACRES)	1.35
REQUIRED BUILDING SETBACK	25' FRONT ALONG RAIN TREE CIR. 10' SIDE & 0' REAR
PROVIDED BUILDING SETBACK	25' FRONT, 10' SIDE & 0' REAR
REQUIRED LANDSCAPE SETBACK	10' FRONT, 20' SIDE & 0' REAR
PROVIDED LANDSCAPE SETBACK	10' FRONT, 20' SIDE & 0' REAR
MAXIMUM BUILDING HEIGHT	1 STORY (26')
FIRST FLOOR AREA (S.F.)	10,456
LOT COVERAGE	17.75%
FLOOR AREA RATIO (FAR)	0.18
PARKING REQUIREMENTS	1 SPACE PER 250 S.F. FLOOR AREA
PARKING REQUIRED	42
REGULAR PARKING PROVIDED	59
HANDICAP PARKING REQUIRED	2
HANDICAP PARKING PROVIDED	2
TOTAL PARKING PROVIDED	61
LANDSCAPE AREA REQUIRED	15%
LANDSCAPE AREA PROVIDED	16,958 S.F. OR 51.00%

LOT 7B - SITE DATA SUMMARY TABLE

BLOCK	G
LOT	7
PROPOSED LOT	7B
EXISTING ZONING	PD-108-O
PROPOSED ZONING	PD-108-O (AMENDED)
PROPOSED USE	C-STORE WITH FUEL
LOT AREA (S.F.)	51,533
LOT AREA (ACRES)	1.18
REQUIRED BUILDING SETBACK	100' FRONT ALONG EXCHANGE PKWY, 15' SIDE & 0' REAR
PROVIDED BUILDING SETBACK	100' FRONT, 15' SIDE & 0' REAR
REQUIRED LANDSCAPE SETBACK	20' FRONT, 20' SIDE & 0' REAR
PROVIDED LANDSCAPE SETBACK	20' FRONT, 20' SIDE & 0' REAR
MAXIMUM BUILDING HEIGHT	1 STORY (26')
FIRST FLOOR AREA (S.F.)	4,088
LOT COVERAGE	7.93%
FLOOR AREA RATIO (FAR)	0.08
PARKING REQUIREMENTS	1 SPACE PER 200 S.F. FLOOR AREA
PARKING REQUIRED	21
REGULAR PARKING PROVIDED	19
HANDICAP PARKING REQUIRED	2
HANDICAP PARKING PROVIDED	2
TOTAL PARKING PROVIDED	21
LANDSCAPE AREA REQUIRED	15%
LANDSCAPE AREA PROVIDED	16,743 S.F. OR 51.00%

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ALLEN.
- A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUBPART P, PG. 128 - 137, AND ANY AMENDMENTS THERETO.
- ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

LOT 3, BLOCK A
THR ALLEN
VOL. 5311, PAGE 3275
D.R.C.C.T.
LAND USE: MEDICAL
ZONING: PD-54 CC

SITE LEGEND

CONCRETE CURB	---
SAW-CUT LINE	---
FENCE	---
FIRE LANE	---
STRIPING	---
PARKING SPACES	---
MONUMENT/PYLON SIGN	---
WHEEL STOPS	---
HANDICAP LOGO	---
HANDICAP SIGN	---
RAMP	---
BOLLARD	---
TRAFFIC ARROW	---
FIRE HYDRANT	---
DUMPSTER	---
LIGHT POLE	---

EXISTING LEGEND

TELE. BOX	FIRE HYDRANT
CABLE BOX	IR. VALVE
ELECTRIC BOX	UTILITY POLE
STORM DRAIN MH	TRANS. BOX
SAN. SEW. CO.	GAS MARKER
LIGHT POLE	OVERHEAD UTILITY LINE
SAN. SEW. MH	GLY. WIRE ANCHOR
IRRIGATION VALVE	RET. WALL
WATER VALVE	BUILDING LINE
ELECTRIC MH	EASEMENT
TELEPHONE MH	BOUNDARY
WATER METER	HIGH-BANK LINE
GAS METER	PARKING STRIPE

- NOTES
- APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT, ARTICLE III, SOLID WASTE; SECTION 6-51 TO 6-80.
 - APPLICANT SHALL COMPLY WITH ALL IRRIGATION REGULATIONS IN N.T.C.A. ADMINISTRATIVE CODE TITLE 30, CHAPTER 344 RULES ESTABLISHED BY THE STATE OF TEXAS; AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEN LAND DEVELOPMENT CODE SECTION 7.05.6; AND THE CITY OF ALLEN WATER CONSERVATION AND DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN.

EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE AREA	L.A.
FIRE LANE, ACCESS, UTILITY & DRAINAGE EASEMENT	F.A.U.D.E.
ACCESS EASEMENT	A.E.
PEDESTRIAN ACCESS EASEMENT	P.A.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

"NO PROTECTED TREES ON SITE"

PD/PD AMENDMENT CONCEPT PLAN
MEDICAL / SURGERY - GENERAL OFFICE
AND C-STORE WITH FUEL SALES
2.535 ACRES (110,440 S.F.)
LOT 7, BLOCK G, BRAY CENTRAL ONE
CITY OF ALLEN, COLLIN COUNTY, TEXAS 75013
JANUARY 15th, 2021

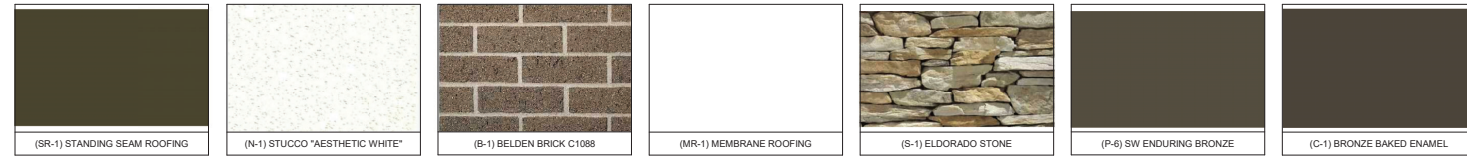
TX PE FIRM #11525
TRIANGLE ENGINEERING LLC
KARTAVYA S. PATEL
PROFESSIONAL ENGINEER
LICENSED PROFESSIONAL ENGINEER
97534
W. Triangle-Eng.com | 10119th W. Macdermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

NO.	DATE	DESCRIPTION	BY
1	01-15-2021	1ST PD AMENDMENT SUBMITTAL	KP
2	02-12-2021	2ND PD AMENDMENT SUBMITTAL	KP



PD AMENDMENT CONCEPT PLAN
905 EXCHANGE PARKWAY
CITY OF ALLEN
COLLIN COUNTY, TEXAS

DATE	PROJECT
01/15/20	121-20
DESIGN	DRAWN
KP	MLM
SHEET #	
CP-1	



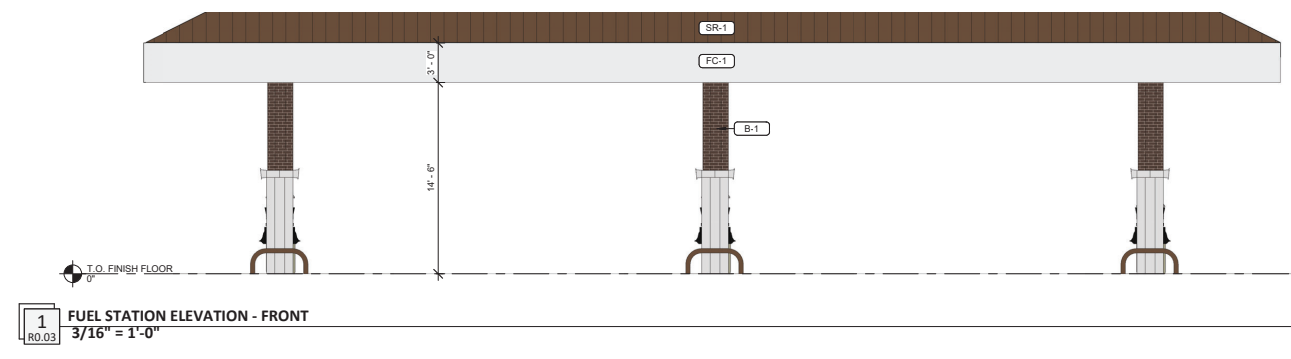
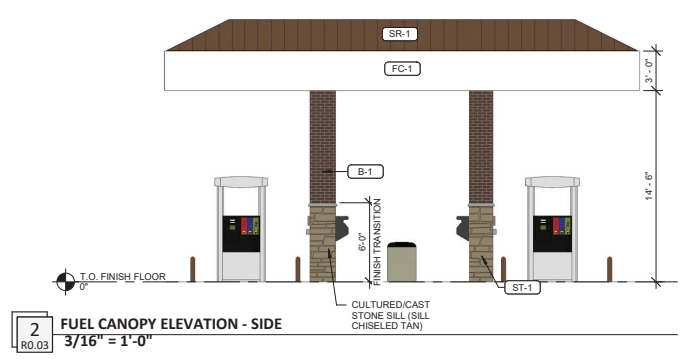
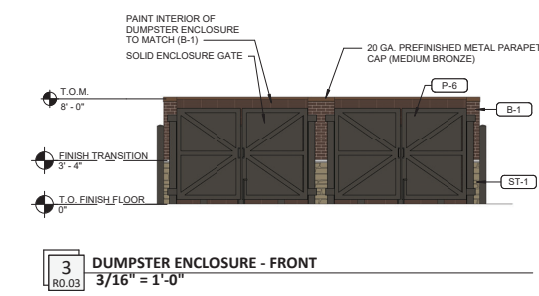
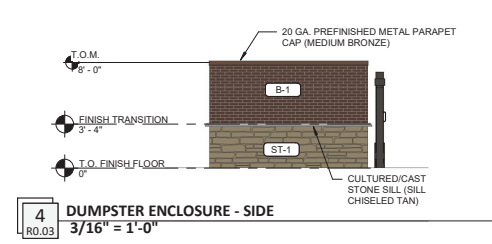
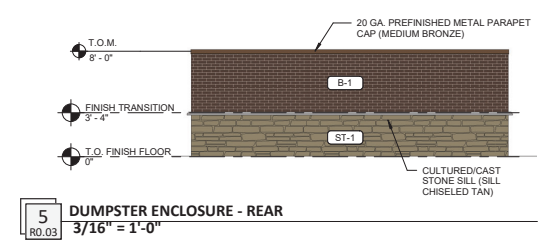
EXTERIOR MATERIALS SCHEDULE			
(NOT ALL MATERIALS IN SCHEDULE ARE USED)			
NO.	MATERIAL	MANUFACTURER	COLOR
MR-1	MEMBRANE ROOFING	DUROLAST	WHITE
C-1	MAPES LUMISHADE CANOPY WITH REAR GUTTER CONNECTION	MAPES	BRONZE BAKED ENAMEL
S-1	ALUMINUM STOREFRONT GLAZING	KAWNEER	451T VG
FC-1	FUEL CANOPY FASCIA	REYNOLBOND	EASTMAN WHITE PY-25
B-1	BRICK	BELDON	C1088 "8621 BR"
STU-1	STUCCO	MERLEX	PAINTED SW "AESTHETIC WHITE"
P-6	EXTERIOR HOLLOW METAL DOORS, FRAMES, SCUPPERS, DOWNSPOUTS, CANOPIES, CORNICE COPINGS, PARAPET CAPS, EXTERIOR BOLLARDS AND TRASH ENCLOSURE GATES	SHERWIN WILLIAMS	ENDURING BRONZE SW7055
ST-1	BLUFFSTONE NEUTRAL GRAYS, WINE & HINT OF APRICOT	ELDORADO STONE	LA PLATA "BLUFFSTONE"
SR-1	STANDING SEAM ROOFING	TBD	

REV.#	DATE	DESCRIPTION

PROTO:10-23-2019 (2019-02)

C-STORE W/FUEL STATION #41360
EXCHANGE PARKWAY & BAINTREE CIRCLE
ALLEN, TX 75013

REVIEW BOARD ELEVATIONS



Drawings and Specifications are instruments of service and shall remain the property of the Architect. They are not to be used on other projects or alterations to the project without the agreement in writing and with appropriate compensation by the Architect.

Contractor is responsible for confirming and coordinating dimensions at job site. The Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

The seal and signature apply only to the document to which they are affixed and we expressly disclaim any responsibility for all other plans, specifications, addendums, requests or other documents or instruments relating to or intended to be used for any part or parts of the project.

NOT FOR CONSTRUCTION!

02/05/2021

JOB#: 20090
DATE: 02/05/2021
SHEET: **R0.03**



1 EAST ELEVATION
PSP-F1 SCALE: 1/8"=1'-0"

EAST ELEVATION:	
TOTAL SURFACE AREA	= 2,587 SF
GLAZING/ DOOR AREA	= 782 SF (30%)
NET AREA	= 1,805 SF
MASONRY MATERIALS	
BRICK AREA	= 883 SF (49%)
3 STEP STUCCO	= 531 SF (29%)
TOTAL MASONRY PERCENTAGE	= 1,414 SF (78%)
NON-MASONRY MATERIAL	
NICHHA ACCENT WOOD PANELS	= 344 SF (19%)
METAL ACCENT PANEL	= 47 SF (3%)



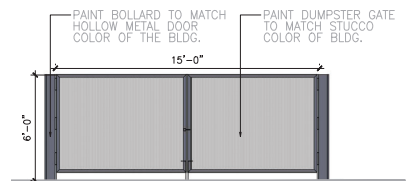
2 WEST ELEVATION
PSP-F1 SCALE: 1/8"=1'-0"

WEST ELEVATION:	
TOTAL SURFACE AREA	= 2,579 SF
GLAZING/ DOOR AREA	= 1,169 SF (45%)
NET AREA	= 1,410 SF
MASONRY MATERIALS	
BRICK AREA	= 785 SF (56%)
3 STEP STUCCO	= 275 SF (19%)
TOTAL MASONRY PERCENTAGE	= 1,060 SF (74%)
NON-MASONRY MATERIAL	
NICHHA ACCENT WOOD PANELS	= 344 SF (24%)
METAL ACCENT PANEL	= 47 SF (3%)

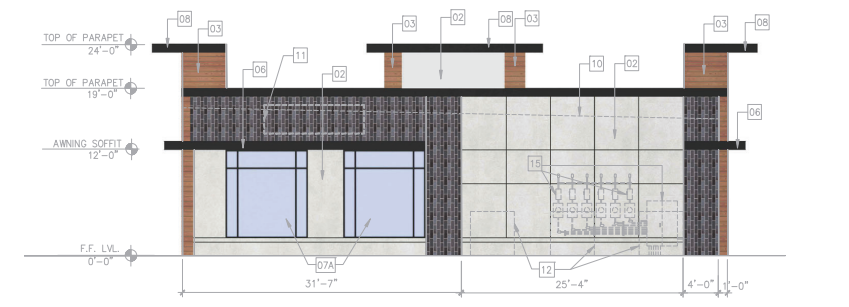


3 NORTH ELEVATION
PSP-F1 SCALE: 1/8"=1'-0"

NORTH ELEVATION:	
TOTAL SURFACE AREA	= 1,262 SF
GLAZING/ DOOR AREA	= 910 SF (40%)
NET AREA	= 752 SF
MASONRY MATERIALS	
BRICK AREA	= 389 SF (52%)
3 STEP STUCCO	= 243 SF (32%)
TOTAL MASONRY PERCENTAGE	= 632 SF (84%)
NON-MASONRY MATERIAL	
NICHHA ACCENT WOOD PANELS	= 100 SF (13%)
METAL ACCENT PANEL	= 20 SF (3%)

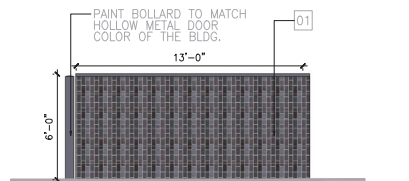


5 DUMPSTER-FRONT ELEV.
PSP-F1 SCALE: 1/4"=1'-0"



4 SOUTH ELEVATION
PSP-F1 SCALE: 1/8"=1'-0"

SOUTH ELEVATION:	
TOTAL SURFACE AREA	= 1,138 SF
GLAZING/ DOOR AREA	= 189 SF (17%)
NET AREA	= 949 SF
MASONRY MATERIALS	
BRICK AREA	= 343 SF (36%)
3 STEP STUCCO	= 606 SF (64%)
TOTAL MASONRY PERCENTAGE	= 949 SF (100%)
NON-MASONRY MATERIAL	= (0%)



6 DUMPSTER-TYP. SIDE ELEV.
PSP-F1 SCALE: 1/4"=1'-0"

ELEVATION MATERIAL KEY	
01	BRICK VENEER-1 COLOR: BLACK EQUAL TO ACME BRICK EBONY
02	3 STEP STUCCO COLOR: EQUAL TO SHERWIN WILLIAMS EQUAL TO SW-7004 SNOWBOUND
03	ACCENT WOOD LOOK WALL & SOFFIT PANELS COLOR: EQUAL TO NICHHA VINTAGEWOOD, REDWOOD
04	3 STEP STUCCO COLOR: SHERWIN WILLIAMS EQUAL TO SW-7076 CYBERSPACE
05	HOLLOW METAL DOOR PAINT: SHERWIN WILLIAMS, SW-7073 NETWORK GRAY
06	CANTILEVER STRAIGHT ALUMINUM AWNING COLOR: FASCIA COLOR -MBCI COAL BLACK
07	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED CLEAR GLASS U- VALUE (0.29) S.H.G.C (0.25) COLOR: EQUAL TO KAWNEER #29 BLACK
07A	ANODIZED ALUMINUM STOREFRONT WINDOWS
08	CANTILEVER PARAPET OVERHANG ACCENT METAL WALL PANELS BY MBCI OR EQUAL COLOR: COAL BLACK
09	PAINTED METAL COPING COLOR: MBCI COAL BLACK
10	ROOF LINE BEYOND (SHOWN DASHED)
11	FUTURE TENANT SIGN LOCATIONS-- SHOWN DASHED
12	FUTURE GROUND CONDENSER UNIT LOCATIONS
13	ROOF DRAIN DISCHARGE NOZZLE
14	OVERFLOW ROOF DRAIN DISCHARGE NOZZLE PLACE 6" HIGHER THAN ROOF DRAIN NOZZLE
15	SPECULATIVE LOCATION FOR ELECTRIC SERVICE & METER BASES AND GUTTERS FOR FUTURE TENANTS
STANDARD NOTES	
1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.	
2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.	
3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.	
4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.	
5. AN ONSITE MOCKUP OF THE BUILDING MATERIALS TO BE USED ON THE STRUCTURE SHALL BE INSTALLED AND REVIEWED BY THE PLANNING DIVISION. MATERIALS SHALL NOT BE PLACED ON THE STRUCTURE UNTILL A GREEN TAG IS RECEIVED BY THE PLANNING DIVISION.	
6. AN APPROVED FACADE PLAN SHALL BE POSTED ONSITE AT ALL TIMES.	

**CONCEPT MEDICAL
OFFICE BUILDING
ELEVATIONS**