

BEING a tract of land out of the JOHN C. READ SURVEY, ABSTRACT No. 1183, in the City of Grand Prairie, Dollas County, Texas, sold tract being more particularly described by mates and bounds as follows.

COMMENCING at the intersection of the centerline of West Gilbert Road and Josephine Road;

THENCE North with the centerline of West Gilbert Rood, a distance of 389.90 feet to a point for comer;

THENCE West a distance of 15.00 feet to a 1/2 linch iron rod found for corner in the West right-of-way line of West Gilbert Road, a 30° R.O.W., for the POINT OF BEDINNING.

THENCE S88"25"13"W, ot 20.00 feet passing the Northeast corner of Lot 2, Block 1, STRNIGER ADDITION, on addition to the City of Grand Proirie, Texas according to the Pet recorded in Instrument No. 20030185335 of the Pet Records of Dollac Scunity, Texas, and continuing along the North inter of said Lot 2, Block 1 in all a distance of 50.08 feet to a 1/2 inch iron raof found for comer;

THENCE NOO'17'06'E, a distance of 259.50 feet to a 1 inch Iron rod found for

THENCE \$88'51'47"E, a distance of 430.48 feet to a 1/2 Inch Iron rod found for corner;

THENCE S00'00'03"E, a distance of 77.60 feet to a 1/2 inch iron rad found for corner:

THENCE N88'51'14"W, a distance of 128.99 feet to a 1/2 inch iron rod found for corner in the West right of way line of sold West Gilbert Road;

THENCE SOUTH, a distance of 153.62 feet to the POINT OF BEGINNING and containing 127,873 square feet or 2.9358 acres of Land.

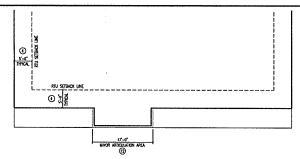


PAVEMENT DETAIL n.t.s.

SITE AREA 123,818 S.F. = 2.8356 ACRES
CURRENT ZONNO IS LI.
BULDINO USE IS OFFICE/WAREHOUSE
FRONT BULDING 11,881 S.F.
REAR BULDING 13,980 S.F.
ALL STRUCTURES SHALL BE MASONRY
PARKING REQUIRED OFFICE 1 SPACE/323 S.F. = 48 SPACES
PARKING PROVINCED = 52 SPACES PLUS 3 HANDICAP SPACES
PARKING PROVINCED = 52 SPACES PLUS 3 HANDICAP SPACES
THERE IS NO FILEM L'ICODOPIAN ON THIS PROPERTY

SITE PLAN
OFFICE AND WAREHOUSE USES
243 GILBERT CIRCLE

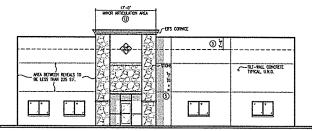
CASE NO. SU121102



# ARTICULATION PLAN VIEW

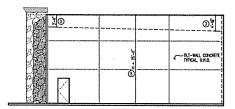
SCALE: 1/8"=1"

REAR BUILDING



### **EAST ELEVATION**

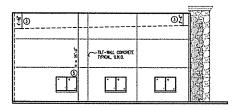
SCALE: 1/8"=1" REAR BUILDING



## **NORTH ELEVATION**

SCALE: 1/8"=1"

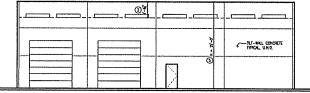
REAR BUILDING



# **SOUTH ELEVATION**

SCALE: 1/8"=1"

REAR BUILDING



### WEST ELEVATION

SCALE: 1/8"=1

**REAR BUILDING** 

#### PLAN REFERENCE NOTES:

- (1) FRONT BUILDING ROOF PARAPET 36" MINIMUM
- (2) FRONT BUILDING RTU SETBACK 10' MINIMUM
- (3) REAR BUILDING ROOF PARAPET 42" MINIMUM
- (4) REAR BUILDING RTU SETBACK 5' MINIMUM
- (5) BUILDING HEIGHTS, 25' TYPICAL
- (6) ARTICULATION ZONE: FRONT BUILDING, EAST FACADE FACES STREET REQUIRED LENGTH FOR CORNER ZONE: L =  $3 \times H = 3 \times 25 = 75$  L.F. CORNER ZONE LENGTH PROVIDED: L =  $2 \times 37^{\circ}-6^{\circ} = 75^{\circ}-6^{\circ}$  MINIMUM PER ONE SIDE =  $25\% \times L = 25\% \times 75$  L.F. = 18.75 L.F. 37'-6" PROVIDED ON EACH SIDE OF CORNER > 18.75 L.F.

#### ZONE FEATURE #1: HORIZONTAL ARTICULATION

- 7) MINIMUM OFFSET PROJECTION = 7.5% x H = 7.5% x 25 L.F. = 1.9 L.F. OFFSET PROJECTION PROVIDED = 5'-6" > 1.9 L.F.
- (8) MINIMUM OFFSET LENGTH = 20% x L = 20% x 75 L.F. = 15 L.F. OFFSET LENGTH PROVIDED =  $17'-0" \times 2 = 34'-0" > 15$  L.F.

#### ZONE FEATURE #2: VERTICAL ARTICULATION

- (9) MINIMUM HEIGHT EXTENSION = 7.5% x H = 7.5% x 25 L.F. = 1.9 L.F. HEIGHT EXTENSION PROVIDED = 2'-0" > 1.9 L.F.
- (10) MINIMUM EXTENSION LENGTH = 20% x L = 20% x 75 L.F. = 15 L.F. EXTENSION LENGTH PROVIDED =  $17'-0" \times 2 = 34'-0" > 15$  L.F.
- (1) MINOR ARTICULATION AREA ESTABLISHED ON SOUTH FACADE OF FRONT BUILDING MINIMUM LENGTH EQUALS GREATER OF 4% X WALL LENGTH OR 12 L.F. 4% X 164'-6" = 6.7 LF. ; MINIMUM LENGTH = 12 LF. LENGTH PROVIDED = 17'-0" > 12 L.F.

ARTICULATION FEATURES UTILIZED: PANEL OFFSET OF 5'-6">1 L.F. AND PANEL HEIGHT CHANGE OF 2" > 18"

(12) MINOR ARTICULATION AREA ESTABLISHED ON EAST FACADE OF REAR BUILDING MINIMUM LENGTH EQUALS GREATER OF 4% X WALL LENGTH OR 12 L.F. 4% X 164'-6" = 6.7 L.F.; MINIMUM LENGTH = 12 L.F. LENGTH PROVIDED = 17'-0" > 12 L.F.

ARTICULATION FEATURES UTILIZED: PANEL OFFSET OF 5'-6">1 L.F. AND PANEL HEIGHT CHANGE OF 2' > 18"

REAR BUILDING	SURFACE AREA	EIFS AREA	GLASS AREA
	S.F.	S.F. %	S.F. %
NORTH FACADE	1,250	0 0	0 0
EAST FACADE	1,984	41 2.1%	177 8.9%
SOUTH FACADE	1,250	0 0	72 5.8%
WEST FACADE	1,950	0 0	0 0
FRONT BUILDING	SURFACE AREA	EIFS AREA	GLASS AREA
	S.F.	S.F. %	S.F. %
NORTH FACADE	3,975	0 0	0 0
EAST FACADE	2,030	73 3.6%	129 6.4%
SOUTH FACADE	4,188	114 2.7%	306 7.3%
WEST FACADE	1,850	41 2.2%	48 2.6%

NOTE: TOTAL WALL AREA WITHIN ARTICULATION ZONE IS 1,958 S.F. TOTAL STONE AREA WITHIN ARTICULATION ZONE IS 748 S.F. 748 / 1958 = 38% > 15% REQUIRED.

### RECEIVED

OCT 3 0 2012

### PLANNING DEPARTMENT

# **ELEVATIONS 1**

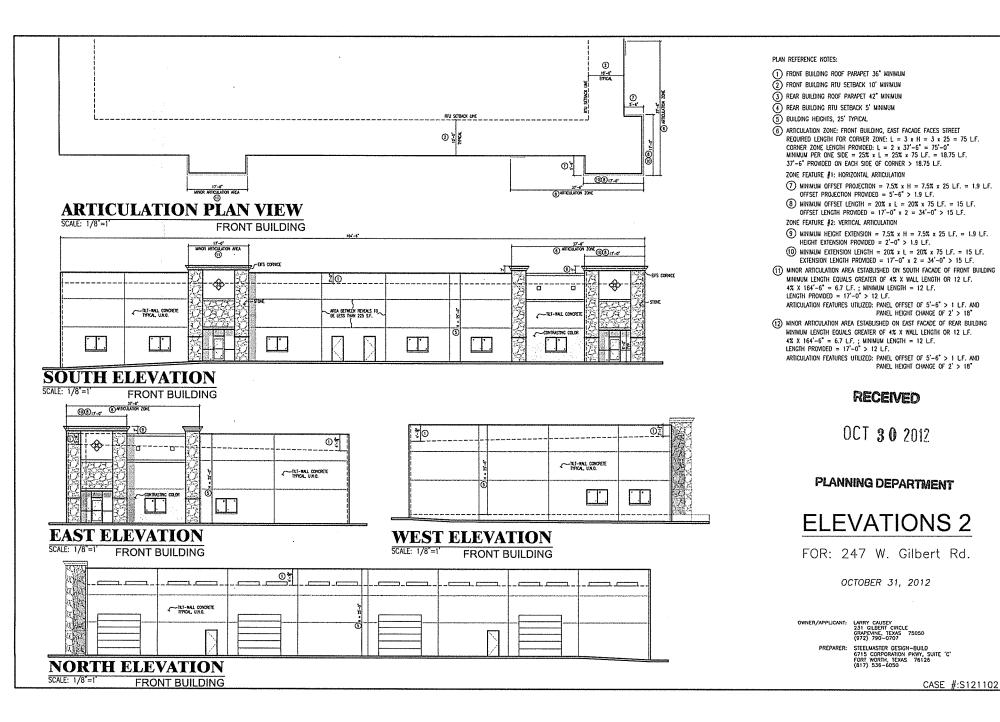
FOR: 247 W. Gilbert Rd.

OCTOBER 31, 2012

OWNER/APPLICANT: LARRY CAUSEY
231 GILBERT CIRCLE
GRAPEVNE, TEXAS 75050
(972) 790-0707

STEELMASTER DESIGN-BUILD 6715 CORPORATION PKWY, SUITE 'C' FORT WORTH, TEXAS 76126 (817) 536-6050

CASE #:S121102



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