

# Architectural Standards

## Exhibit "B"

ZC# 20-007

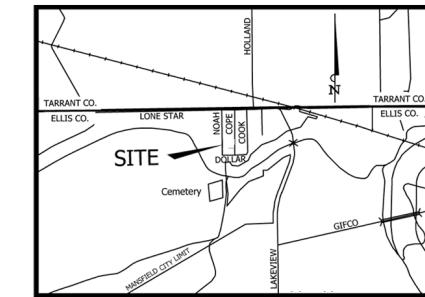
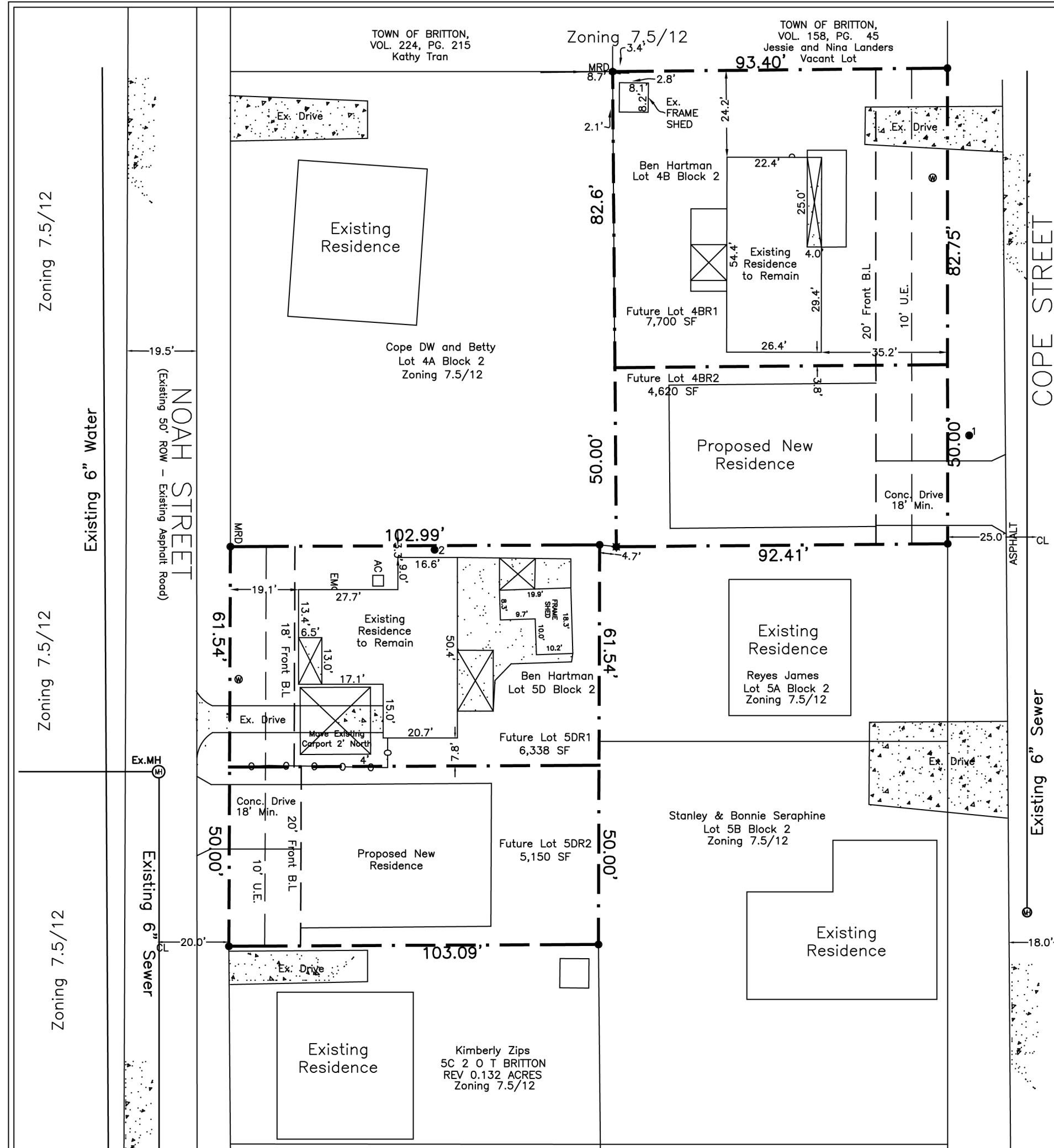
### **Architectural Requirements:**

1. Minimum two car garage.
2. Maximum height: 2 Story plus attic or 35'.
3. Minimum living area: 1800 square feet
4. Minimum 8/12 Roof Pitch
5. 30 yr Architectural shingle
6. Garage door to have a carriage style, wood look or wood cladding aesthetic (see images)
7. Eight foot (8') tall front door.

The new homes in the development must include at least 3 of the 5 architectural features listed below:

### **Architectural Features:**

1. Front Porches with a minimum of 70 square feet.
2. Siding with more than one pattern:  
Example – horizontal lap style siding on the body and shake style siding in the gables.
3. Stone or masonry wainscot or accents on the front elevation.
4. Craftsman elements utilized in the gables, such as knee braces or gable pediments.
5. Craftsman style windows (characterized by a divided lite look on top with no lites on the bottom).



VICINITY MAP  
NOT TO SCALE  
MANSFIELD, TEXAS

Notes:

Parking requirements shall comply with section 7200 of the Zoning Ordinance.

Accessory structures shall comply with Section 7800 of the Zoning Ordinance

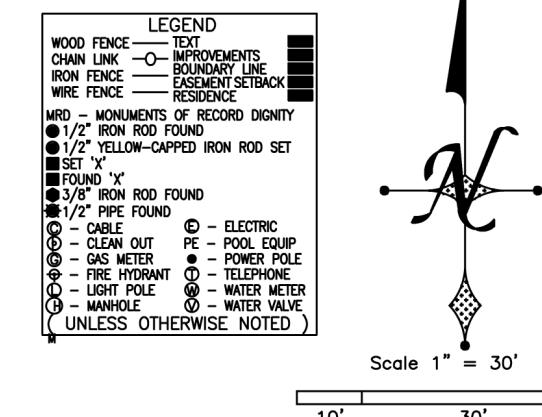
Landscaping shall comply with section 7300 of the Zoning Ordinance.

This PD shall comply with the following standards:

1. Minimum Lot Depth - 90'
2. Minimum Lot width - 50'
3. Minimum Lot Area - 4,600 SF
4. Minimum Front Yard - 20'
5. Minimum Rear Yard - 15'
6. Minimum Side Yard for Existing Residences - 3.0'
7. Minimum Sideyard for New Residences - 5'
8. Front porches exceeding 70 sf may encroach front yard setback by up to 5'
9. Minimum Floor Area per Unit - 1800 Square Feet for new residences
10. Maximum Lot Coverage - 55%

The proposed development will be in complete accordance with the provisions of the approved Planned Development District and that all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

Number	Common Name	Scientific Name	Caliper
1	Cotton Wood	<i>Populus deltoides</i>	30"
2	Pecan	<i>Carva illinoensis</i>	36"



## DEVELOPMENT PLAN

Original Town of Britton Redevelopment  
LOTS 4BR1,4BR2,5DR1,5DR2 BLOCK 2  
0.547 ACRES  
4 RESIDENTIAL LOTS

---

Owner:  
Ben Hartman  
500 Alvarado St  
Mansfield Tx 76063  
Phone: 817-996-8628  
benhartman8628@gmail.com

Part of the Final Plat of Phone: 817-9  
ORIGINAL TOWN OF BRITTON benhartman86  
Lots 4A,4B,5A,5B,5C and 5D  
An Addition to the City of Mansfield, Ellis County, Texas  
Cabinet D Slide 254

Submittal D Since 2014  
BTB Engineering, LLC  
500 Alvarado St  
Mansfield Tx 76063  
Phone: 817-996-8628  
benhartman8628@gmail.com  
FIRM NO. 19487  
Prepared 5/20/2020

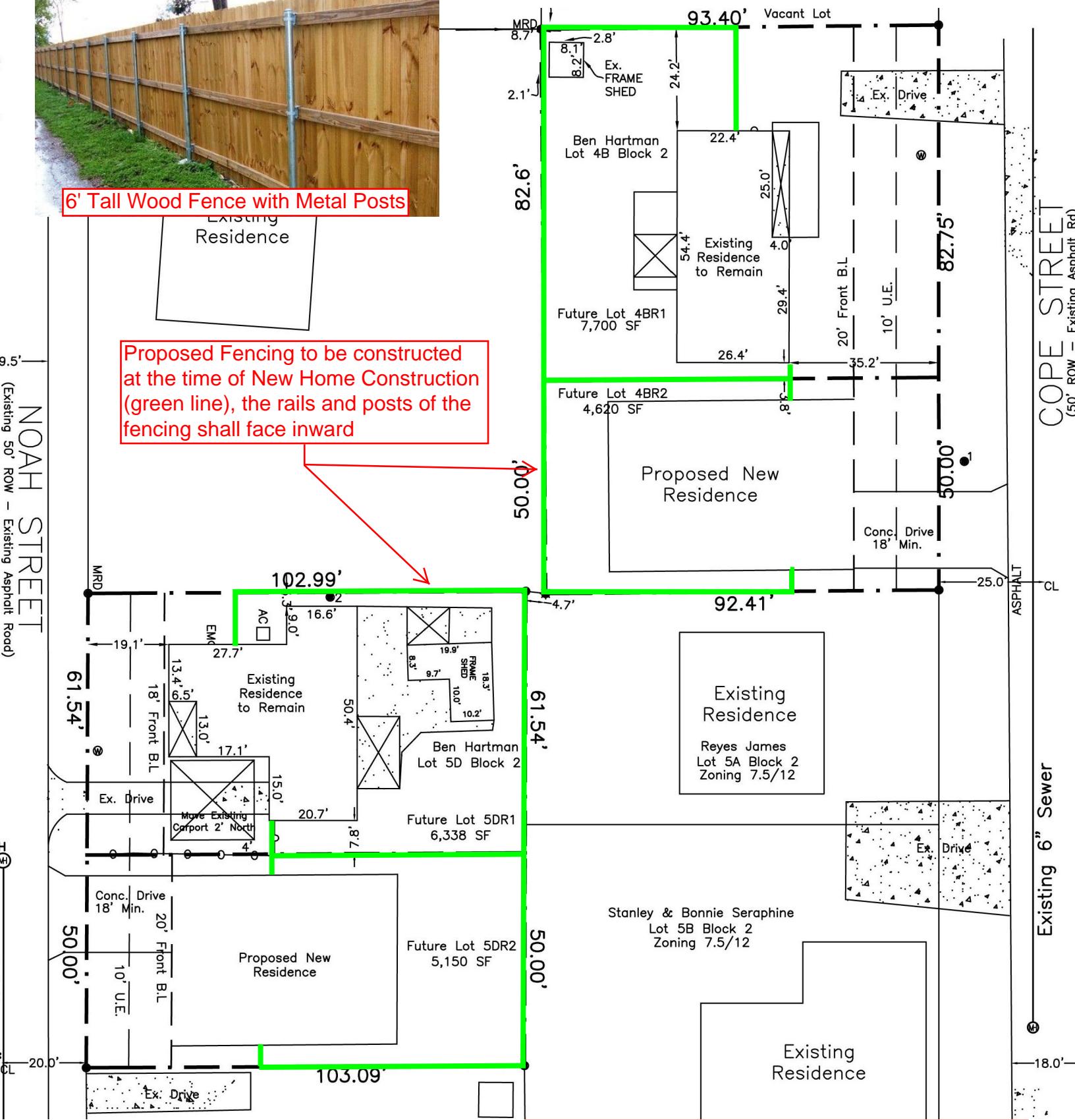
EXHIBIT "B"  
ZC #20-007

# Fencing Exhibit for ZC#20-007



## 6' Tall Wood Fence with Metal Posts

Proposed Fencing to be constructed at the time of New Home Construction (green line), the rails and posts of the fencing shall face inward



Note: If new fences are constructed prior to building the homes, developer/home builder may request a waiver of this requirement from the Director of Planning.

**Carriage Style:**



**Wood Look:**



**Wood Cladding:**



# Conceptual Homes

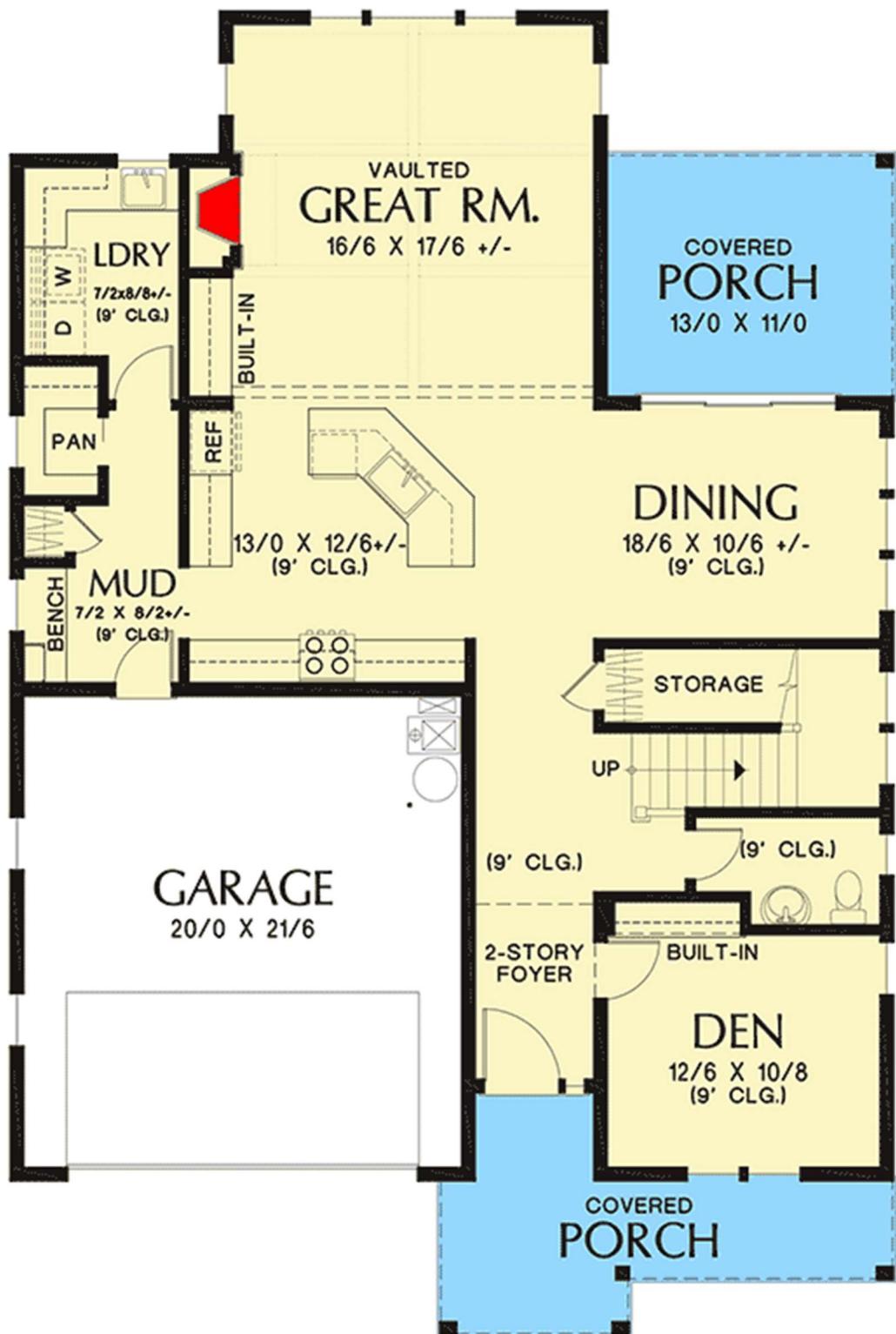
All homes are conceptual in nature to show intent of style and proof of lot fitment.



Decorative Garage door

8' Front Door

Board and batten siding



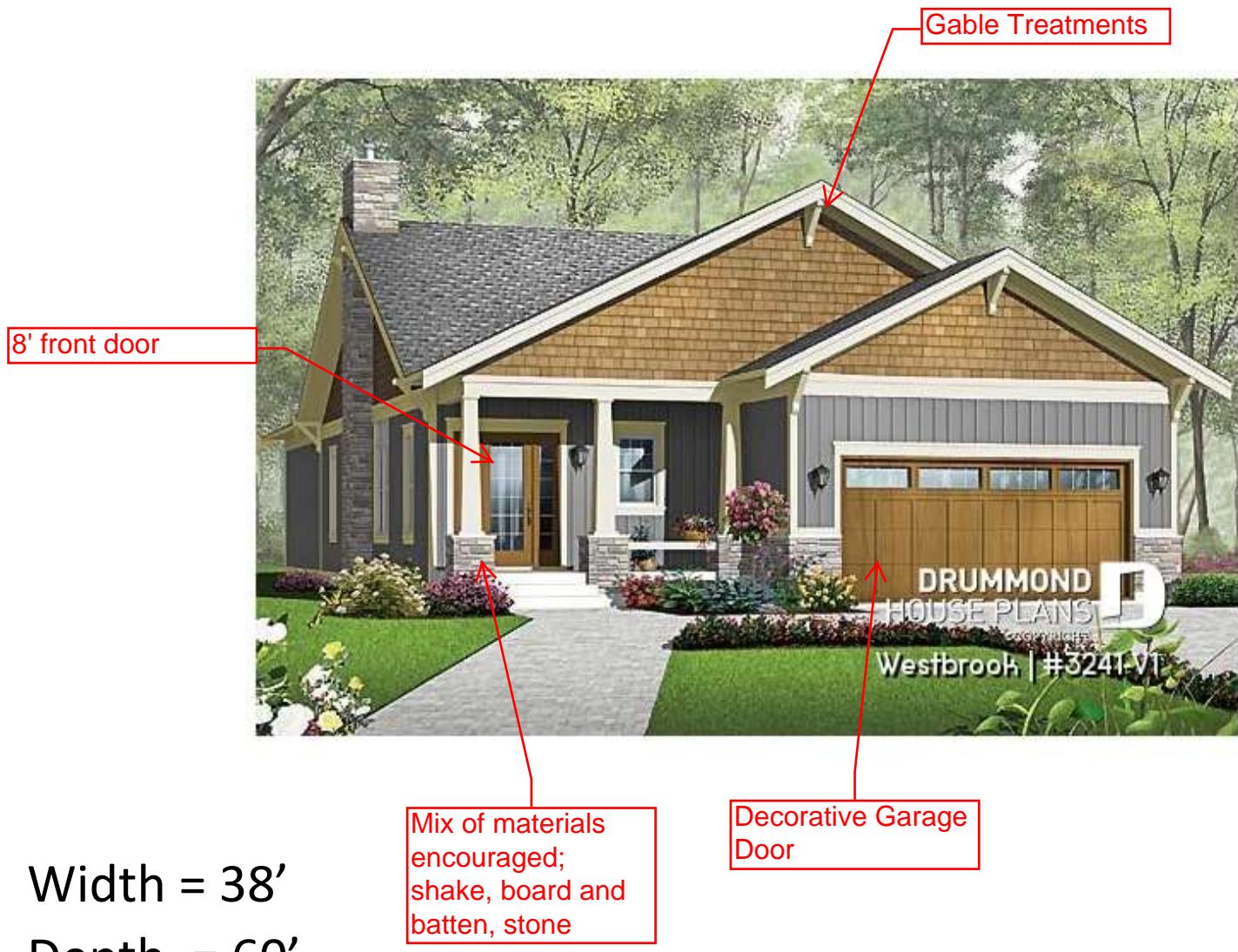
First Floor

Width = 40'

Depth = 60'



First Floor



Width = 38'

Depth = 60'