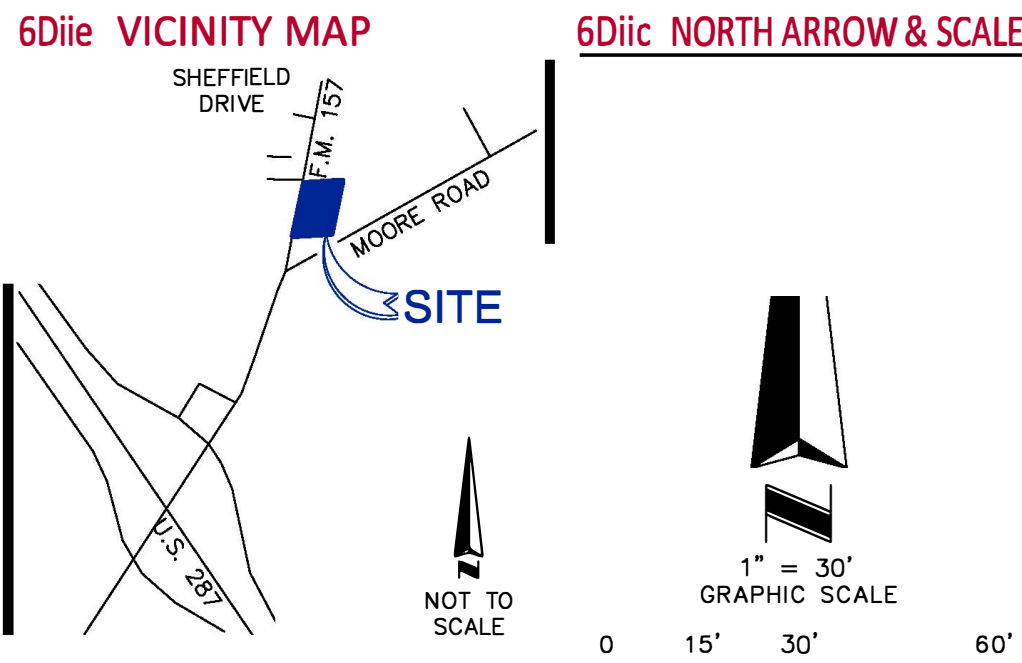




5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

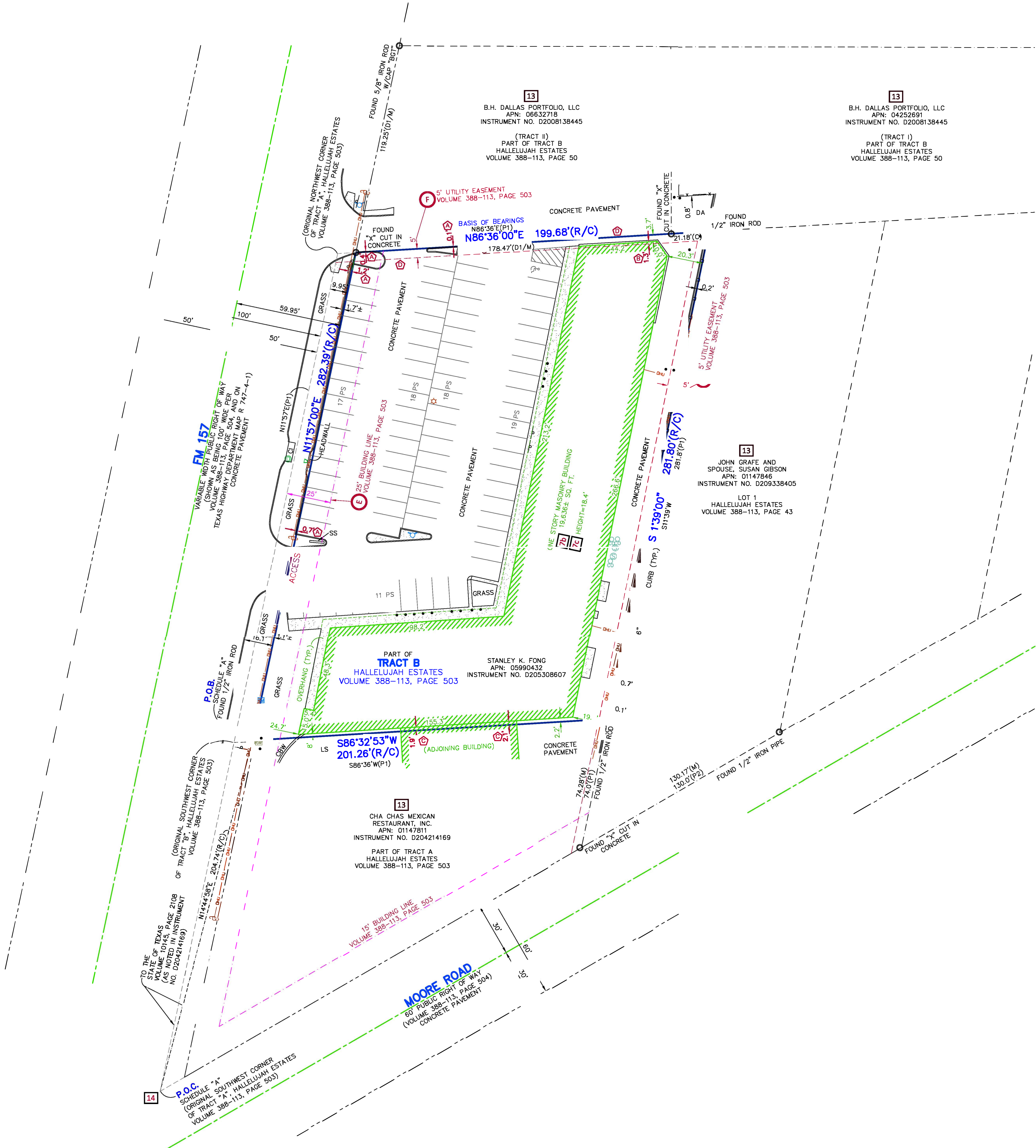
- A** THE CONCRETE CURB EXTENDS OVER THE PARCEL LINE BY AT MOST 1.2'.
- B** THE BUILDING EXTENDS OVER THE EASEMENT LINE BY AT MOST 1.3'.
- C** ADJOINING PROPERTY'S BUILDING OCCUPIES SUBJECT PROPERTY BY NO MORE THAN 2.1'.
- D** NO DOCUMENT WAS PROVIDED AT THE TIME OF SURVEY TO PROVE A MEANS OF ACCESS TO AND FROM THE NORTH ADJOINER.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480606 0460 K (MAP NO. 48439C0460K), WHICH BEARS AN EFFECTIVE DATE OF 09/25/2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

6Diid LEGEND AND ABBREVIATIONS

	CONCRETE SURFACE	CBW	CONCRETE BLOCK WALL
	NO PARKING AREA	CI	CURB INLET
	HANDICAPPED PARKING	DL	DUMPSITER AREA
	18" CULVERT	LS	LANDSCAPING AREA
	FIRE HYDRANT	SS	SPREAD AREA
	UTILITY POLE	SI	SITE SIGN
	LIGHT POLE	(C)	CALCULATED DATA
	SANITARY SEWER MANHOLE	(M)	FIELD MEASURED DATA
	WATER METER	(R)	PER RECORD TYPE DESCRIPTION
	GAS METER	(D1)	INSTRUMENT NO. 201138445
	SIGN	(P1)	VOLUME 388-119, PAGE 503
	BOLLARD	(P2)	VOLUME 388-119, PAGE 43
	CLEAN OUT	PGB	POINT OF BEGINNING
		POC	POINT OF COMMENCEMENT
		- x -	7' CHAIN LINK FENCE
		- o -	7' WOOD FENCE
		- OH -	OVERHEAD UTILITY LINE



WALNUT PLAZA

2000 HIGHWAY 157 N MANSFIELD, TX 76063

REVISIONS

No.	Date	Description

REMODELING FOR:

WALNUT PLAZA

2000 HIGHWAY 157 N MANSFIELD, TX 76063

ISSUE DATE

08/11/2016

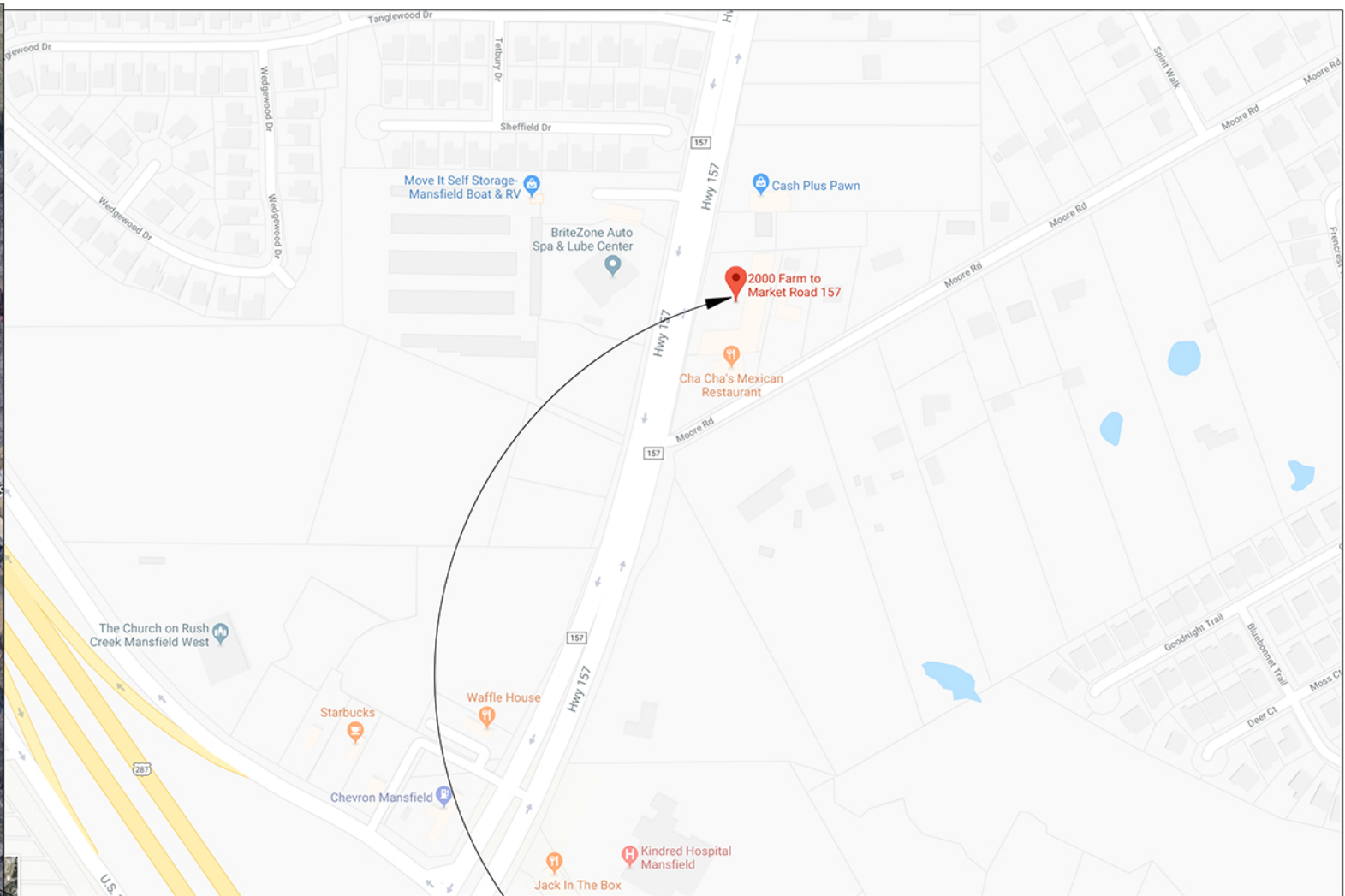
PROJECT NO.

Exhibit C

PAGE

1 of 4

ZC#18-002



MAP

PROPOSED JOB SITE

PROPOSED JOB SITE STREET VIEW



3D RENDERING "A"

WALNUT PLAZA

2000 HIGHWAY 157 N MANSFIELD, TX 76063



3D RENDERING "B"

REVISIONS		
No.	Date	Description

REMODELING FOR:

WALNUT PLAZA

2000 HIGHWAY 157 N MANSFIELD, TX 76063

ISSUE DATE

08/11/2016

PROJECT NO.

REVISIONS

No.	Date	Description

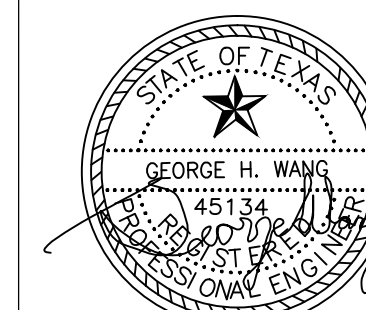
REMODELING FOR:

WALNUT PLAZA

2000 HIGHWAY 157 N MANSFIELD, TX 76063

ISSUE DATE
08/11/2016

PROJECT NO.



WANG
ENGINEERING, INC.
1200 E EXECUTIVE DR
Suite 98
Richardson, Texas 75081
(972) 814-4761
george.wang@prodigy.net

Exhibit C

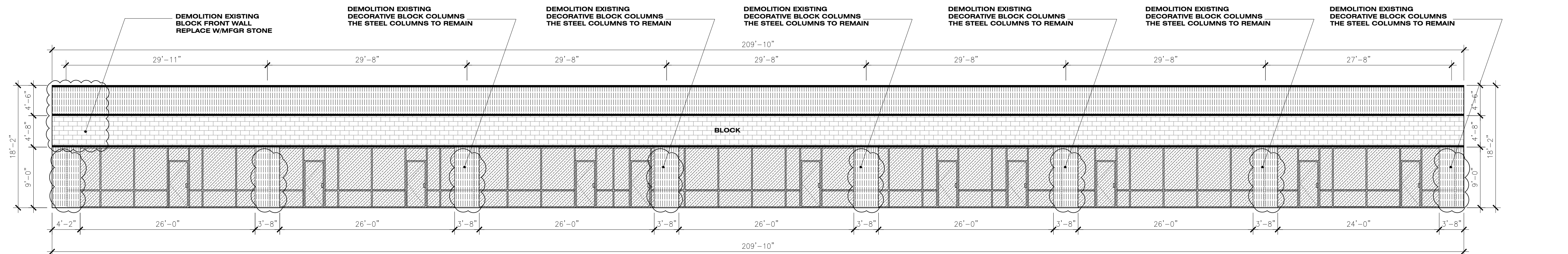
PAGE

3 of 4

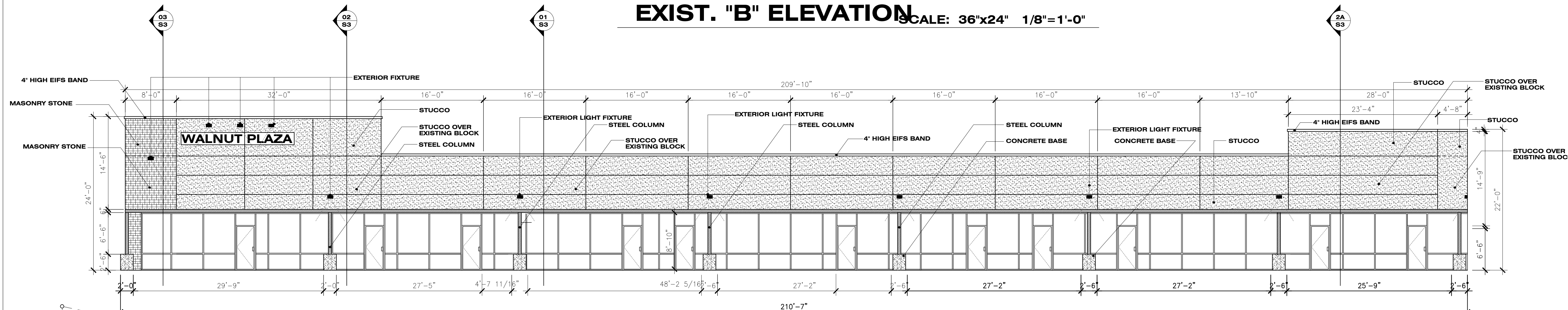
2C#18-002

ALL STRUCTURAL STEEL COLUMNS BEAMS
& JOISTS TO REMAIN IN - PLACE
ALL GLASS WINDOWS & DOORS TO REMAIN

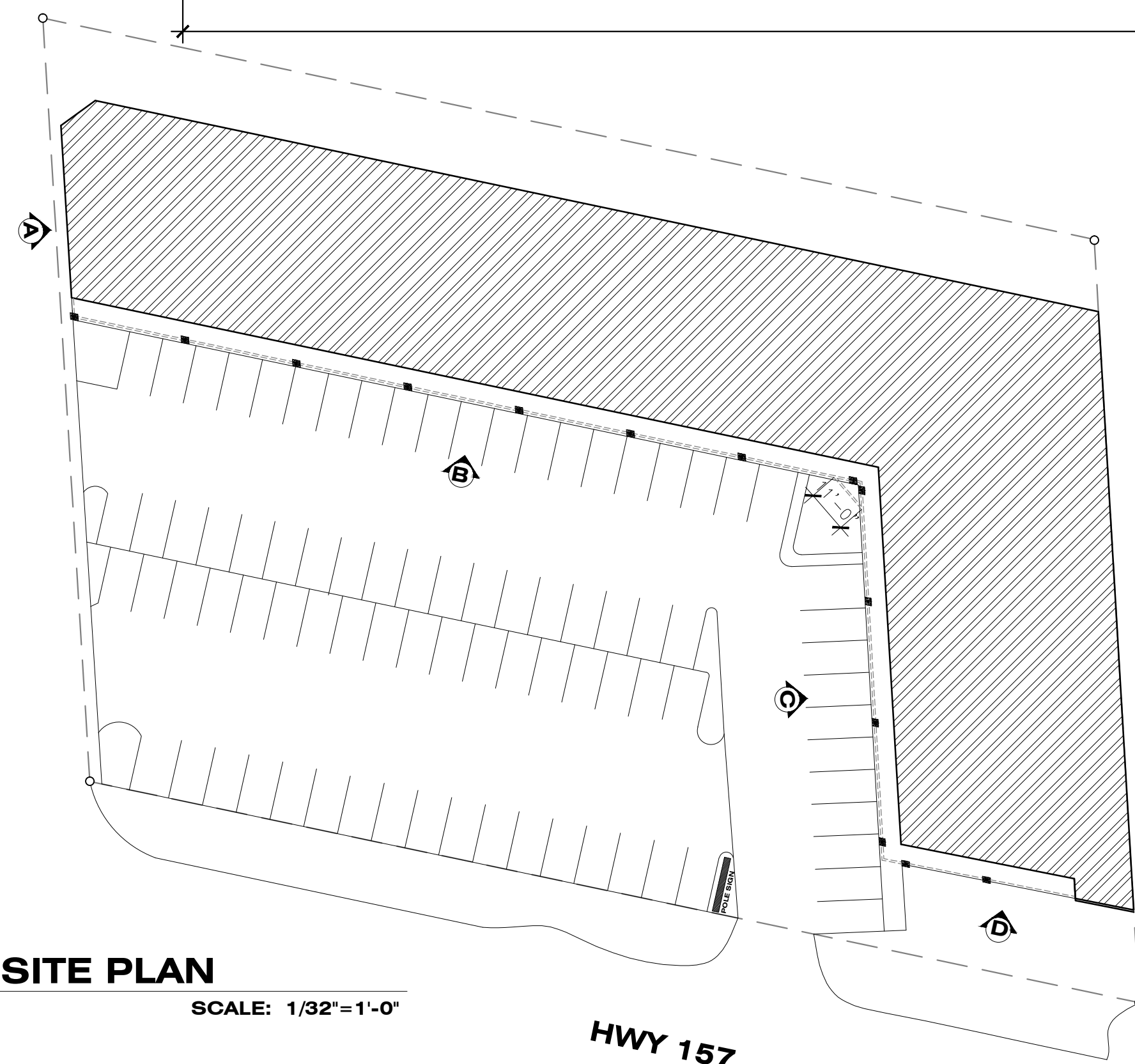
- NOTE: 1. The primary purpose of this PD is to seek deviations from the Zoning Ordinance as it relates to exterior building materials. Stucco is the proposed primary building material.
2. The secondary purpose of this PD is to seek deviations from the Zoning Ordinance as it relates to architectural attributes (Section 4600E).
3. All signage shall comply with C-2 zoning
4. The parapet walls will be at least 1 foot taller than the highest point of mechanical equipment.



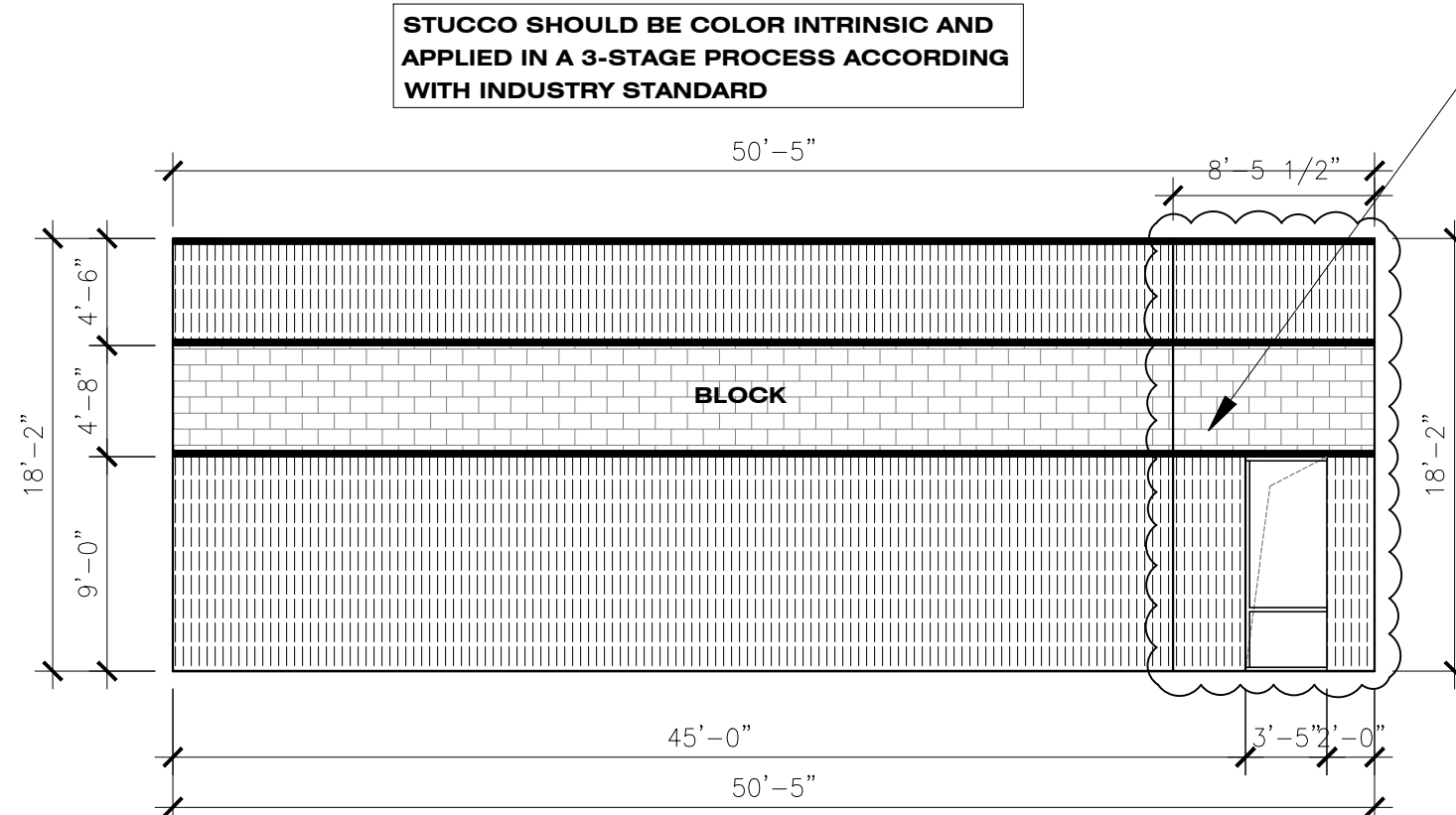
EXIST. "B" ELEVATION SCALE: 36"x24" 1/8"=1'-0"



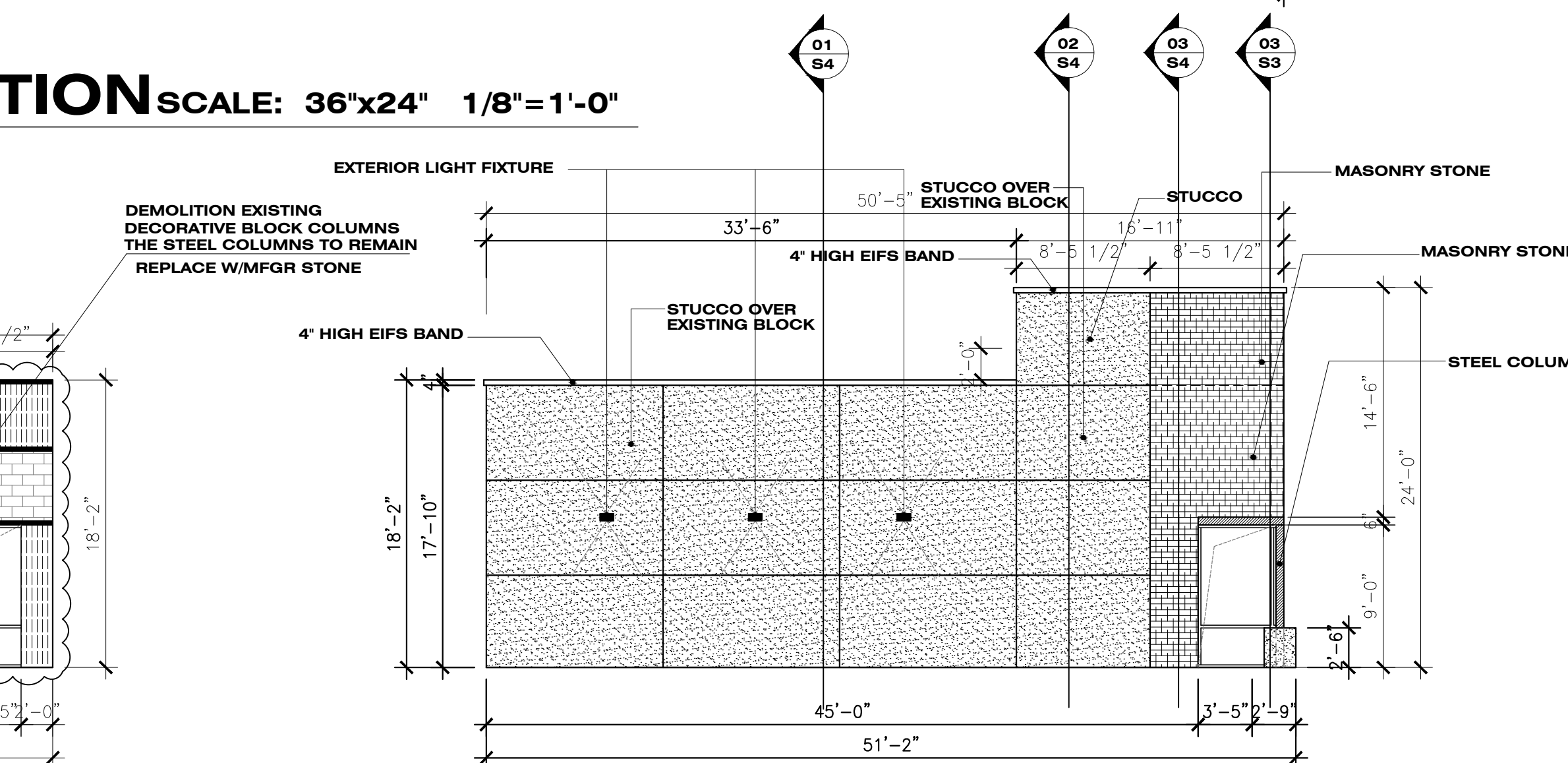
PROPOSED "B" ELEVATION SCALE: 36"x24" 1/8"=1'-0"



SITE PLAN
SCALE: 1/32"=1'-0"



EXIST. "A" ELEVATION
SCALE: 36"x24" 1/8"=1'-0"



PROPOSED "A" ELEVATION
SCALE: 36"x24" 1/8"=1'-0"

THE PLAN ISSUED ARE FOR PRICING AND REGULATORY
REVIEW PURPOSE ONLY. NOT FOR CONSTRUCTION.
THERE ARE PLANS OF DETAILS AND SPECS STILL
DEVELOPING.

Architectural elevation drawing of a building facade. The drawing shows a long, low structure with a brick upper section and a lower section with various openings. Dimensions are provided for both horizontal and vertical measurements.

Horizontal Dimensions (from left to right):

- 3'-8"
- 25'-6"
- 3'-8"
- 26'-0"
- 3'-8"
- 27'-6"
- 5'-6"
- 1'-0"
- 2'-7"
- Total: 99'-8"

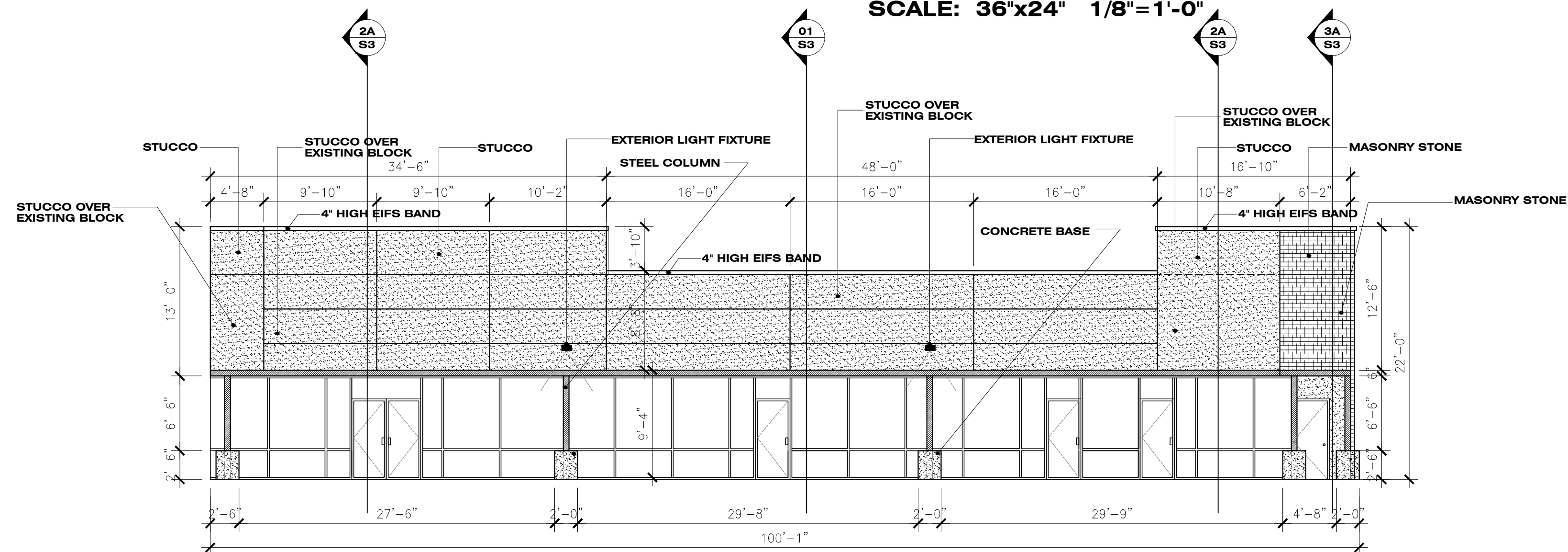
Vertical Dimensions (from bottom to top):

- 9'-0"
- 4'-8"
- 4'-6"
- Total: 18'-2"

Annotations and Notes:

- ALL STRUCTURAL STEEL COLUMNS BEAMS & JOISTS TO REMAIN IN - PLACE**
- ALL GLASS WINDOWS & DOORS TO REMAIN**
- DEMOLITION EXISTING DECORATIVE BLOCK COLUMNS THE STEEL COLUMNS TO REMAIN** (Three locations indicated by callouts)
- DEMOLITION EXISTING BLOCK FRONT WALL REPLACE W/MFGR STONE** (Indicated at the top right)
- BLOCK** (Label for the upper brick section)

SCALE: 36"x24" 1/8"=1'-0"



SCALE: 36"x24" 1/8"=1'-0"

PROPOSED ELEVATION "A"		
	SQ. FT.	%
TOTAL FACADE AREA	1,019 S.F.	
TOTAL OPENINGS	44 S.F.	
NET FACADE AREA	975 S.F.	
STUCCO OVER EXISTING BLOCK	749 S.F.	76.83%
STUCCO	49 S.F.	5.02%
MASONRY STONE	149 S.F.	15.28%
STEEL	6 S.F.	0.62%
CONCRETE	5 S.F.	0.51%
EIFS BAND	17 S.F.	1.74%

PROPOSED ELEVATION "C"		
	sq. ft.	%
TOTAL FACADE AREA	2,050 S.F.	
TOTAL DOORS AND WINDOWS AREA	870 S.F.	
NET FACADE AREA	1180 S.F.	
STUCCO OVER EXISTING BLOCK	801 S.F.	67.88%
STUCCO	173 S.F.	14.66%
MASONRY STONE	82 S.F.	6.95%
STEEL	66 S.F.	5.59%
CONCRETE	25 S.F.	2.12%
EIFS BAND	33 S.F.	2.80%

	SQ. FT.	%
TOTAL FACADE AREA	4,219 S.F.	
TOTAL DOORS AND WINDOWS AREA	1,866 S.F.	
NET FACADE AREA	2,353 S.F.	
STUCCO OVER EXISTING BLOCK	1,682 S.F.	71.50%
STUCCO	294 S.F.	12.49%
MASONRY STONE	136 S.F.	5.78%
STEEL	131 S.F.	5.56%
CONCRETE	40 S.F.	1.70%
EIFS BAND	70 S.F.	2.97%

PROPOSED ELEVATION "D"		
	SQ. FT.	%
TOTAL FAÇADE AREA	1,359 S.F.	
TOTAL DOORS AND WINDOWS AREA	461 S.F.	
NET FAÇADE AREA	898 S.F.	
STUCCO OVER EXISTING BLOCK	513 S.F.	57.13%
STUCCO	50 S.F.	5.57%
MASONRY STONE	263 S.F.	29.28%
STEEL	35 S.F.	3.90%
CONCRETE	15 S.F.	1.67%
EIFS BAND	22 S.F.	2.45%

**ALL STRUCTURAL STEEL BEAMS
& JOISTS TO REMAIN IN - PLACE
ALL GLASS WINDOWS & DOORS TO REMAIN**

**DEMOLITION EXISTING
BLOCK FRONT WALL
REPLACE W/MFGR STONE**

**DEMOLITION EXISTING
BLOCK FRONT WALL
REPLACE W/MFGR STONE**

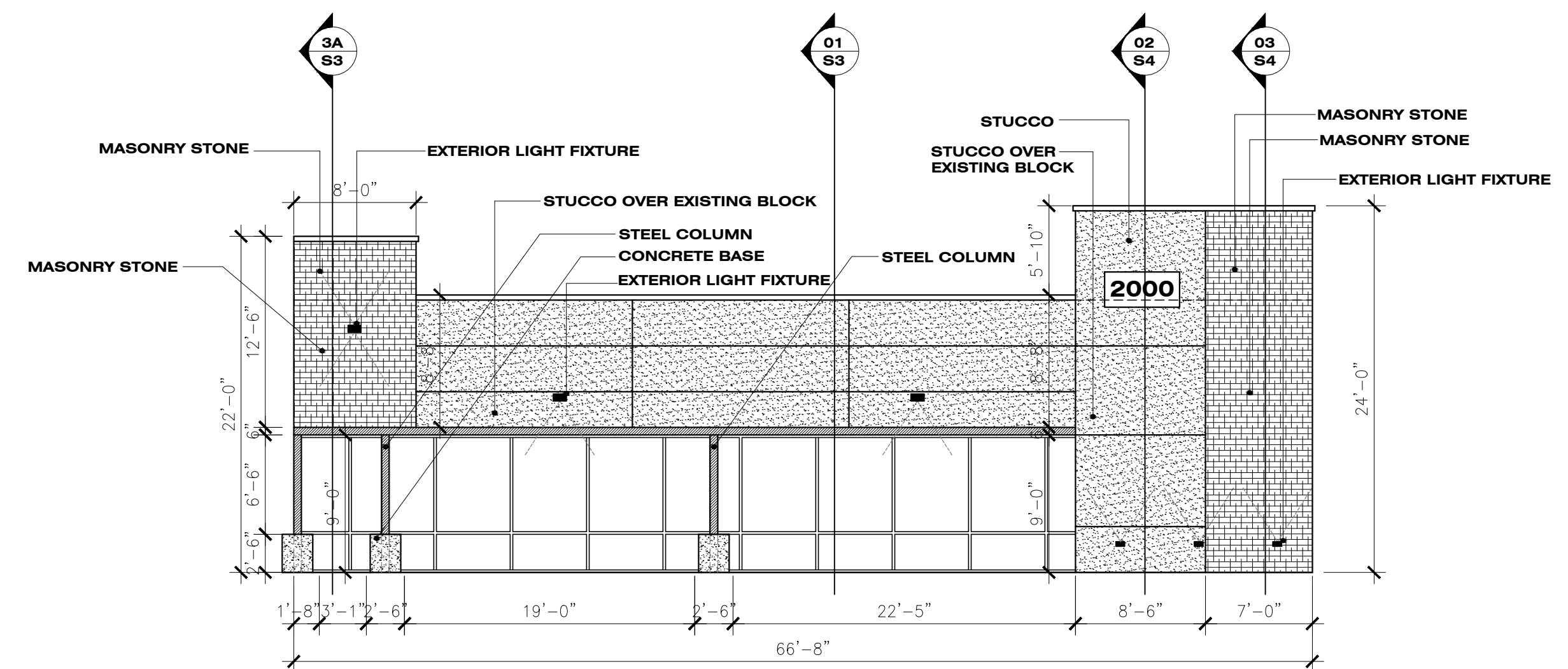
**DEMOLITION EXISTING
DECORATIVE BLOCK
COLUMNS
THE STEEL COLUMNS TO REMAIN**

BLOCK

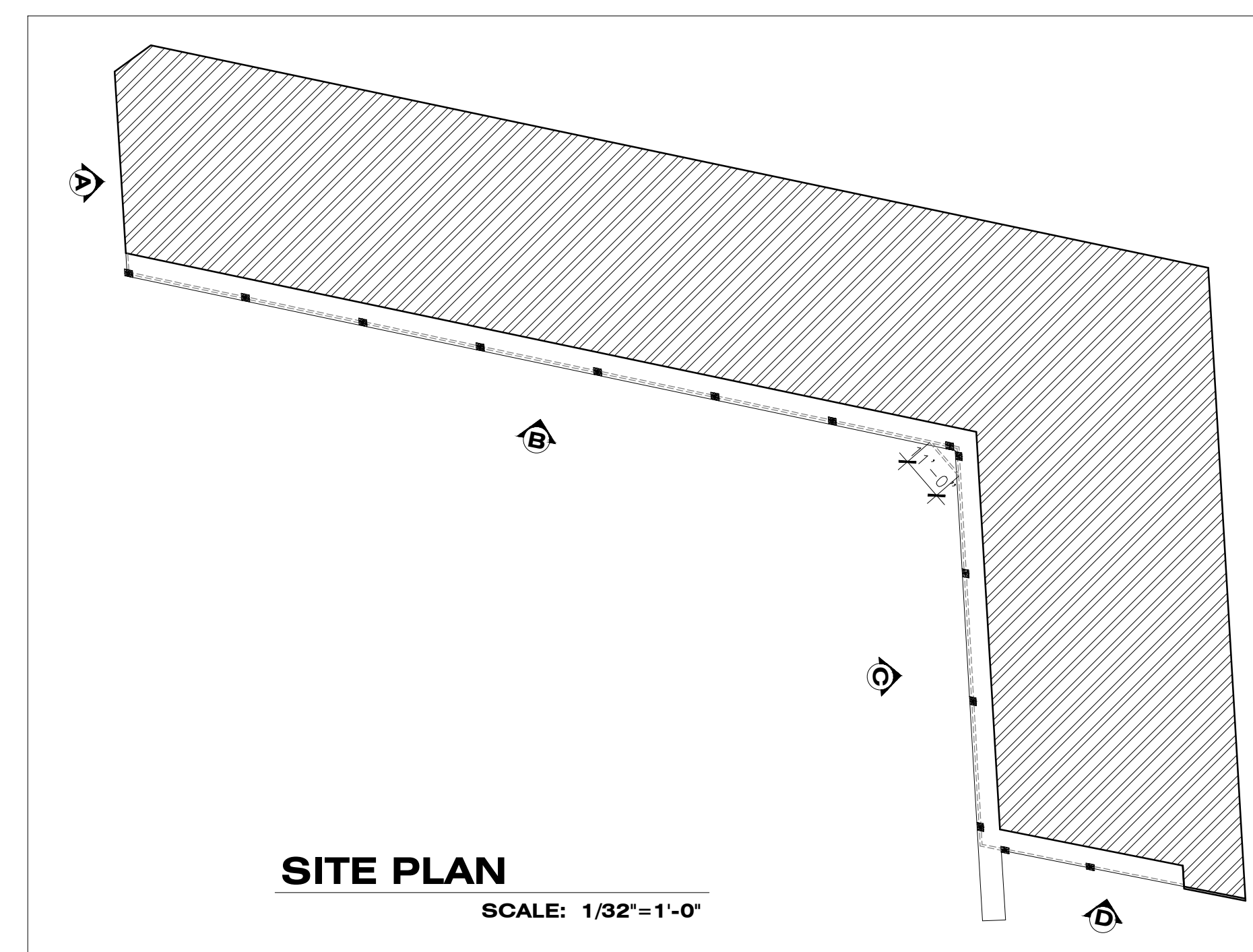
Dimensions (Height): 18'-2", 9'-0", 4'-8", 4'-6", 5'-0", 61'-8"

Dimensions (Width): 1'-10", 2'-4", 3'-8", 17'-10", 3'-8", 21'-10", 15'-6", 66'-8"

SCALE: 36"x24" 1/8"=1'-0"



SCALE: 36"x24" 1/8"=1'-0"



SCALE: 1/32"=1'-0"

[illegible]

2000 WALNUT PLAZA

2000 HIGHWAY 157 N MANSFIELD, TX 76063

08/11/2016

WANG
ENGINEERING, INC.
1200 E EXECUTIVE DR
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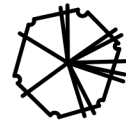
PAGE

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PLANT LEGEND

TREES



LAGERSTROEMIA INDICA

CRAPE MYRTLE (MULTI-TRUNK/RED & RED) 15 GALLON

6

GRASSES & SHRUBS



MUHLENBERGIA CAPILLARIS

PINK MUHLY GRASS

1 GALLON

4



BUXUS SEMPERVIRENS 'SUFFRUTICOSA'

DWARF ENGLISH BOXWOOD

1 GALLON

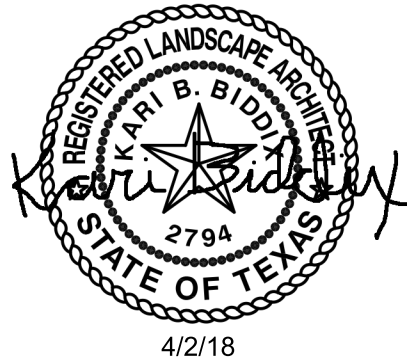
34

GROUND COVER & TURF



BERMUDA (5,043 SF)

NOTE: PLANTER BED TO RECEIVE A 3" LAYER OF BARK MULCH AND STEEL EDGING.



0 10 20 30
SCALE: 1"=20'-0"



NOTES:

SCALE: 1" = 20' - 0"
DATE: 4/2/18
DESIGNED BY: KBB
DRAWN BY: KBB
REVIEWED BY: N/A
SURVEY BY: N/A