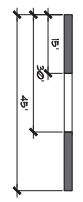


① SITE PLAN
SCALE: 1" = 15'-0"



NOTE: THE CITY OF FORNEY'S GENERAL REQUIREMENTS ARE THAT ALL SETBACKS ARE LIMITED TO A MAXIMUM OF 4 HORIZONTAL FEET AND A MAXIMUM OF 4 VERTICAL FEET. ANY ADDITIONAL SETBACKS BEING LIFTED IN A TEMPORARY CONDITION FROM THE TIME OF INITIAL GRADING UNIT SUBMITTAL SHALL BE IDENTIFIED AND SETBACKS LIFTED IN NO CASE SHALL ANY AREAS BE LIFTED MORE THAN 3 HORIZONTAL TO VERTICAL, BE LIFTED FOR A PERIOD OF TIME LONGER THAN 18 MONTHS.

NOTE: FAR = FLOOR AREA RATIO
FAR = FLOOR AREA / LAND AREA
FLOOR AREA OF BUILDING = 39,315
LAND AREA OF LOT 21 = 39,315
FAR = 39,315 / 39,315 = 1%

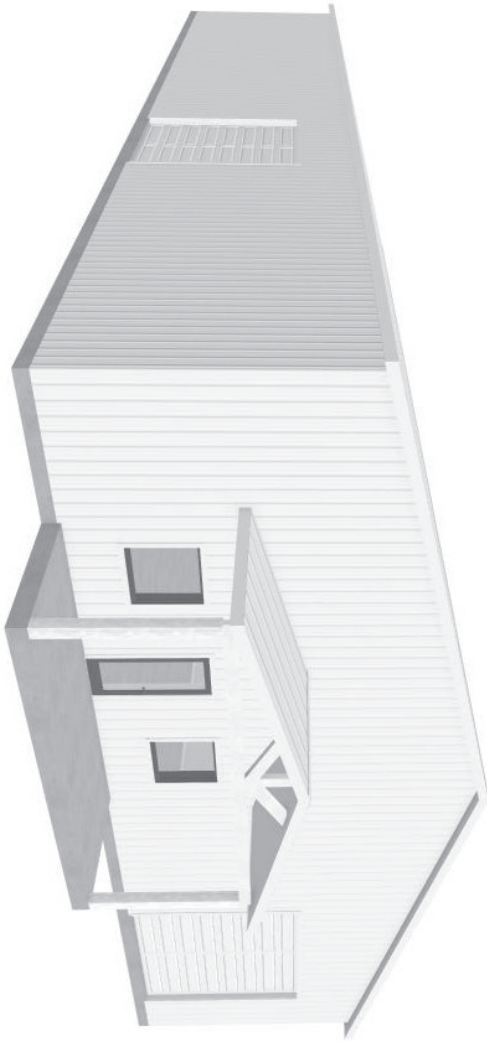
NOTE: PARKING CALCULATIONS = 1 SPACE PER 6000 S.F. OF FLOOR AREA
5976 / 6000 = 99 SPACES

NOTE: FRONT FACADE OFFSET CALCULATIONS
FRONT OF BUILDING LENGTH X 30% OFFSET
60' X 30% = 18'
COVERED PORCH (8') OFFSET (8' 22" IN LENGTH)

NOTE: LOT COVERAGE CALCULATIONS
FAR = FLOOR AREA / LAND AREA
LAND AREA OF LOT 21 = 39,315
FAR = 39,315 / 39,315 = 1%

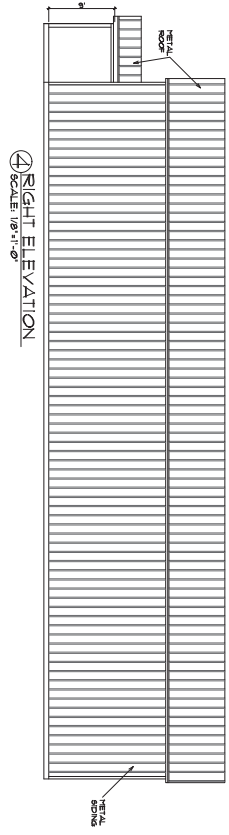
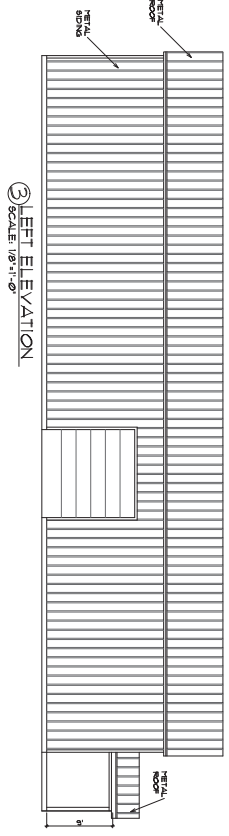
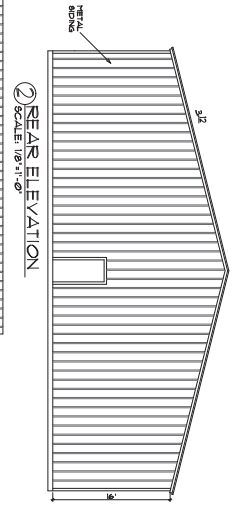
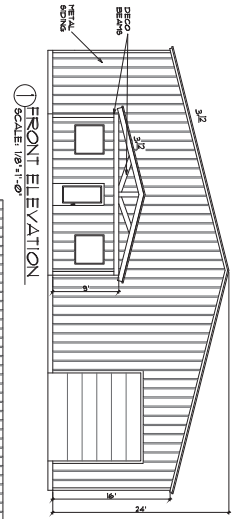
NOTE: SETBACKS - 3 LIVE OAKS AS SHOWN ON PLAN
GRASSES IN AREAS HATCHED ON PLAN

SHEET A3 14071CAD	DATE 05/25/22 REVISION DATE	SHANNON NEWBOM CADAZIGN ROYSE CITY, TEXAS 75189 469-338-9263	TITLE: SITE PLAN SCALE: AS SHOWN	MUSTANG PARK JAY LU / REINDEER GIFTS INC. LOT 21 - BLOCK A FORNEY, TEXAS
	14071CAD			

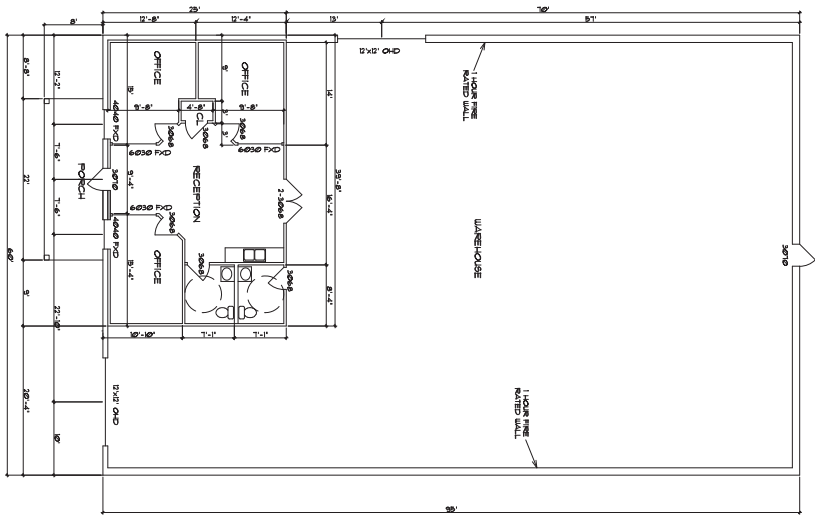


COLOR RENDERING OF WHITE METAL EXTERIOR

PERSPECTIVE VIEW
NTS



SHEET A1	DATE 05/11/22	SHANNON NEWSOM MARK NEWSOM CADAZIGN	TITLE: ELEVATIONS	MUSTANG PARK JAY LU / REINDEER GIFTS INC. LOT 21 - BLOCK A FORNEY, TEXAS
			SCALE: AS SHOWN	
JOB NO. 14022CAD	REVISION DATE:	ROYSE CITY, TEXAS 75109 469-338-9863		

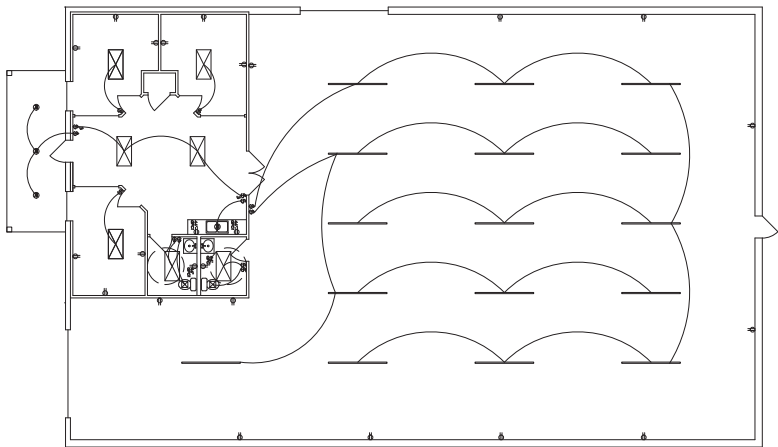


OWNER	JAY LU
ARCHITECT	MARK NEWSOM
DATE	05/11/22
SCALE	1/8" = 1'-0"

REVISIONS:

- 1. REVISION TO ADD 1 HOUR FIRE RATED WALL TO THE OFFICE AREA
- 2. REVISION TO ADD 1 HOUR FIRE RATED WALL TO THE OFFICE AREA
- 3. REVISION TO ADD 1 HOUR FIRE RATED WALL TO THE OFFICE AREA
- 4. REVISION TO ADD 1 HOUR FIRE RATED WALL TO THE OFFICE AREA
- 5. REVISION TO ADD 1 HOUR FIRE RATED WALL TO THE OFFICE AREA
- 6. REVISION TO ADD 1 HOUR FIRE RATED WALL TO THE OFFICE AREA
- 7. REVISION TO ADD 1 HOUR FIRE RATED WALL TO THE OFFICE AREA
- 8. REVISION TO ADD 1 HOUR FIRE RATED WALL TO THE OFFICE AREA
- 9. REVISION TO ADD 1 HOUR FIRE RATED WALL TO THE OFFICE AREA
- 10. REVISION TO ADD 1 HOUR FIRE RATED WALL TO THE OFFICE AREA

1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

JOB NO. 14022CAD	SHEET A2	DATE 05/11/22	REVISION DATE	SHANNON NEWSOM CADAZIGN ROYSE CITY, TEXAS 75109 469-338-9863	MARK NEWSOM	TITLE: FLOOR PLAN / ELECTRICAL PLAN	MUSTANG PARK JAY LU / REINDEER GIFTS INC. LOT 21 - BLOCK A FORNEY, TEXAS
						SCALE: AS SHOWN	