



ORDINANCE NO. 3700

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT FOR A RESTAURANT WITH DRIVE-THROUGH ON A 0.57± ACRE TRACT OUT OF THE ISAAC B. WEBB SURVEY, ABSTRACT NO. 1574 (COMMONLY KNOWN AS 13005 JOSEY LANE) LOCATED WITHIN PLANNED DEVELOPMENT NO. 8; ADOPTING DEVELOPMENT REGULATIONS INCLUDING A DETAILED SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR TERMINATION UNDER CERTAIN CIRCUMSTANCES

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The Comprehensive Zoning Ordinance of the City of Farmers Branch, and the zoning map of the City of Farmers Branch, as previously amended, are further amended by granting a Specific Use Permit for a Drive-Through Restaurant on a 0.57± acre tract out of the Isaac B. Webb Survey, Abstract No. 1574, City of Farmers Branch, Dallas County, Texas, more particularly described by metes and bounds in Exhibit “A,” attached hereto and incorporated herein by reference (commonly known as 13005 Josey Lane)(“the Property”) and located within Planned Development District No. 8 (“PD-8”), subject to the provisions of Section 2 of this Ordinance.

SECTION 2. If developed and used for a Restaurant with Drive-Through the Property shall conform in operation, location and construction to the development standards specified for the PD-8 Zoning District as set forth in Ordinance No. 769, (the “PD-8 Ordinance”) as well as the following:

- A. The Property shall be developed substantially in accordance with the Detailed Site Plan attached hereto as Exhibit B” and incorporated herein by reference (“the Site Plan”).

- B. The Property shall be landscaped substantially in accordance with the Landscape Plan attached hereto as Exhibit “C” and incorporated herein by reference (“the Landscape Plan”). The planting and installation of all landscaping and related irrigation system as shown on the Landscape Plan must be completed prior to issuance of a certificate of occupancy for the restaurant to be constructed on the Property.
- C. The buildings constructed on the Property shall be designed to appear substantially as shown in the Building Elevations shown in Exhibit “D,” attached hereto and incorporated herein by reference.

SECTION 3. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 4. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

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 the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

SECTION 7. This ordinance and the right to use the Property in accordance with the Specific Use Permit granted pursuant to Section 1 of this Ordinance is subject to termination in accordance with Section 6.5.C. of the Comprehensive Zoning Ordinance, as amended.

SECTION 8. This ordinance shall take effect immediately from and after its passage and the publication of the caption of said Ordinance as the law and the City Charter in such cases provides.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,
TEXAS, ON THIS, THE 21ST DAY OF SEPTEMBER 2021.**

ATTEST:

APPROVED:

Amy Piukana, City Secretary

Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:9/7/2021:124358)

Ordinance No. 3700
Exhibit "A"- DESCRIPTION OF PROPERTY

Being a 0.57 acre tract or parcel of land situated in the Isaac B. Webb Survey, Abstract Number 1574 in the City of Farmers Branch, Dallas County, Texas and being a portion of a called 4.842 acre tract of land described in the deed to Josey – Val Shopping Center, Inc., recorded in Volume 94029, Page 3754 of the Deed Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a x-cut found at the Southeast corner of said 4.842 acre tract and the common Northeast corner of a called 2.918 acre tract of land described in the deed to Josey – Val Retail, LP., recorded in document Number 201400303349 of the Official Public Records of Dallas County, Texas and being in the West right-of-way line of Josey Lane;

THENCE North 00°18'42" West, with the East line of said 4.842 acre tract and the common West right-of-way line of said Josey Lane, a distance of 154.10 feet to the POINT OF BEGINNING;

THENCE over and across said 4.842 acre tract the following courses and distances:

South 89°41'18" West, a distance of 120.95 feet;

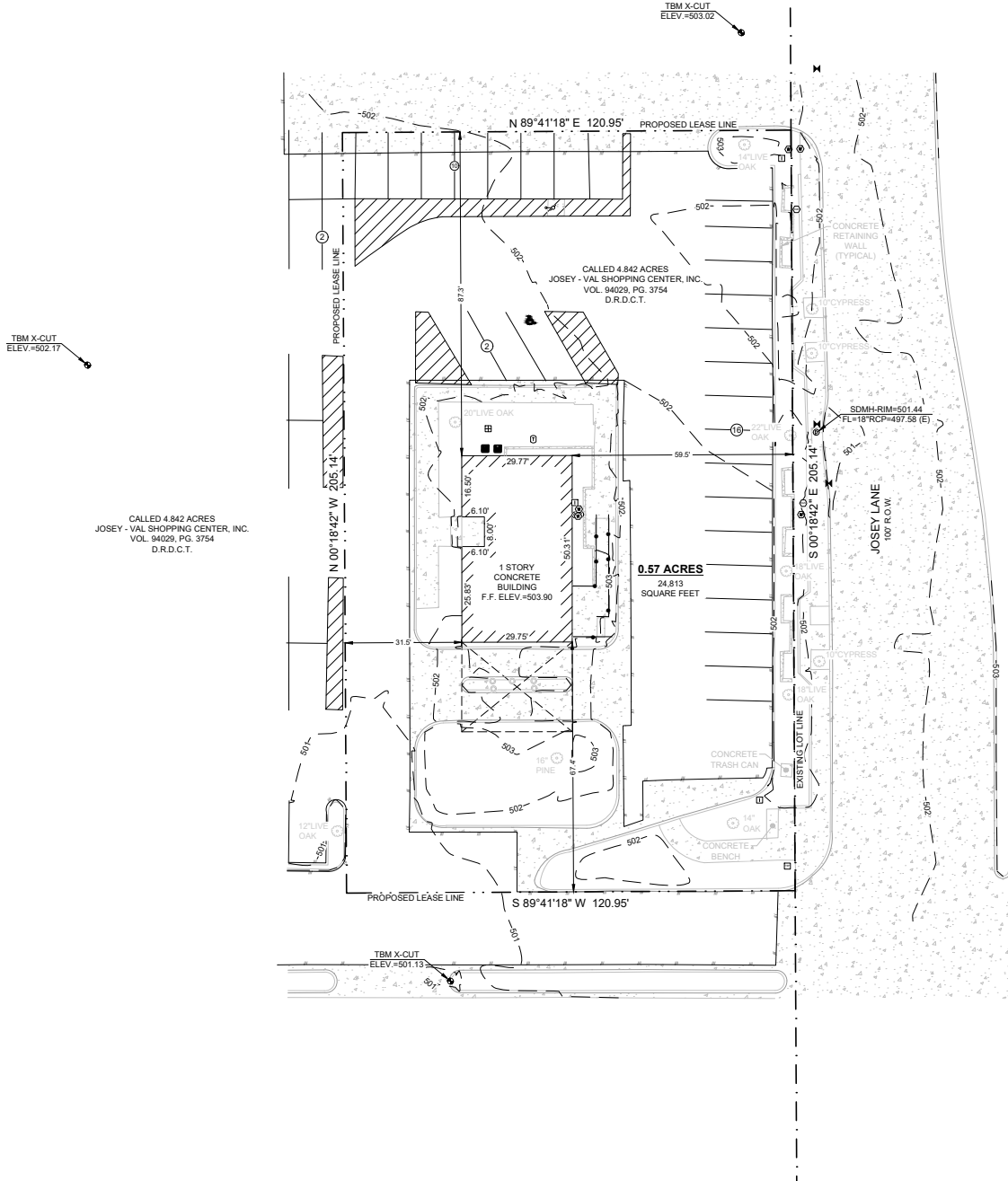
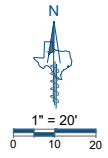
North 00°18'42" West, a distance of 205.14 feet;

North 89°41'18" East, a distance of 120.95 feet to the East line of said 4.842 acre tract and the common West right-of-way line of said Josey Lane;

THENCE South 00°18'42" East, with the East line of said 4.842 acre tract and the common West right-of-way line of said Josey Lane, a distance of 205.14 feet to the POINT OF BEGINNING and containing 0.57 acres of land more or less.

Ordinance No. 3700

Exhibit "A"- DESCRIPTION OF PROPERTY (cont.)



LEGAL DESCRIPTION

Being a tract of land situated in the Isaac B. Webb Survey, Abstract No. 1574, City of Farmers Branch, Dallas County, Texas described in deed to JOSEY-VAL SHOPPING CENTER, INC., a Texas corporation, recorded in Volume 94029, Page 3754, Deed Records of Dallas County, Texas.

FLOOD NOTE

This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480074 as shown on Map Number 4812C0070G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.

SURVEYOR NOTES

- This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
- Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988. (Geoid 12A).
- This document represents an accurate on the ground survey of 13005 Josey Lane in the City of Farmers Branch, Dallas County, Texas, on June 6, 2021.

JOB NUMBER	2105.075
DATE	06/09/2021
REVISION	07/29/2021
DRAWN BY	TMR



Eagle Surveying, LLC
 210 South Elm Street
 Suite: 104
 Denton, TX 76201
 940.222.3009
www.eaglesurveying.com
 TX Firm # 10194177

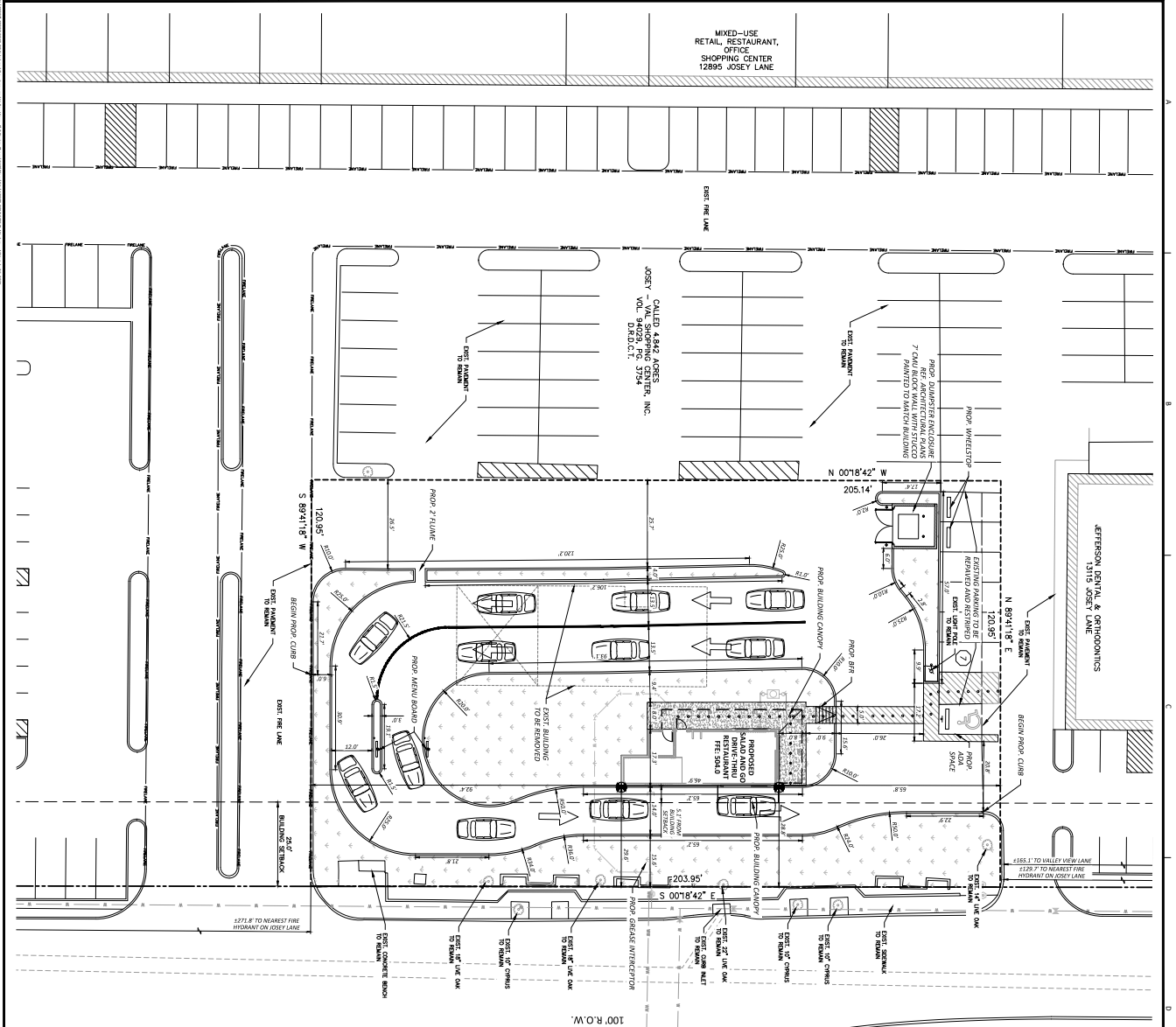
TOPOGRAPHIC EXHIBIT

LEGEND

Electric Transformer	Irrigation Control Valve	Concrete	Sanitary Clean Out
Light Pole	Temporary Benchmark	Building	Parking Space Count
Telecommunications River	Water Meter	No Parking Zone	ADA Accessible Parking Space
As Conditioning Use	Water Valve	Sign	Traffic Signal Pole
Deed Record Dallas County Texas	Asphalt	Asphalt Road	Tree Canopy
Stone Drain Manhole	Asphalt Road	Asphalt Road	Tree I.D.

Ordinance No. 3700 Exhibit "B" - DETAILED SITE PLAN (cont.)

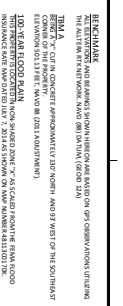
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SITE DATA FOR SALAD AND GO PROPOSED DEVELOPMENT	
GENERAL	PROPOSED SALAD AND GO RESTAURANT
EXISTING ZONING:	RS-8(A), LOCAL RETAIL RESTAURANT (NORTH DISTRICT)
PROPOSED ZONING:	RS-8(A), LOCAL RETAIL RESTAURANT (NORTH DISTRICT)
EXISTING LOT AREA:	22,296 SQ. FT.
PROPOSED LOT AREA:	17,893.77 SQ. FT. (0.406 AC)
EXISTING FLOOR AREA:	22,296 SQ. FT.
PROPOSED FLOOR AREA:	17,893.77 SQ. FT. (0.406 AC)
EXISTING PERCENT COVER:	18.5%
PROPOSED PERCENT COVER:	18.5%
EXISTING DRIVEWAY:	15'-0" WIDE
PROPOSED DRIVEWAY:	15'-0" WIDE
EXISTING SIDEWALK:	5'-0" WIDE
PROPOSED SIDEWALK:	5'-0" WIDE
EXISTING PARKING:	15 SPACES
PROPOSED PARKING:	15 SPACES
EXISTING DRIVEWAY AREA:	1,500 SQ. FT.
PROPOSED DRIVEWAY AREA:	1,500 SQ. FT.
EXISTING SIDEWALK AREA:	1,500 SQ. FT.
PROPOSED SIDEWALK AREA:	1,500 SQ. FT.
EXISTING DRIVEWAY WIDTH:	15'-0"
PROPOSED DRIVEWAY WIDTH:	15'-0"
EXISTING SIDEWALK WIDTH:	5'-0"
PROPOSED SIDEWALK WIDTH:	5'-0"
EXISTING DRIVEWAY AREA:	1,500 SQ. FT.
PROPOSED DRIVEWAY AREA:	1,500 SQ. FT.
EXISTING SIDEWALK AREA:	1,500 SQ. FT.
PROPOSED SIDEWALK AREA:	1,500 SQ. FT.

NOTES:

- ALL DIMENSIONS ARE SHOWN REFERENCE TO THE CENTER OF THE CURB UNLESS OTHERWISE NOTED.
- ALL UTILITIES SHOWN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE UTILITIES AND HAS NOTED ANY DISCREPANCIES.
- EXISTING UTILITIES ARE TO BE MAINTAINED AND PROTECTED AT ALL TIMES.
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OWNER:
SALAD AND GO - FARMERS BRANCH, INC.
13005 JOSEY LANE, SUITE E30
DALLAS, TEXAS 75244
TEL: 972.381.8800
CONTACT: DAVID GLASSMAN

APPLICANT:
SALAD AND GO - FARMERS BRANCH, INC.
13005 JOSEY LANE, SUITE E30
DALLAS, TEXAS 75244
TEL: 972.381.8800
CONTACT: MANA ALQALAFI

CONTRACTOR:
JONES | CARTER
4500 MARSHALL BLVD., SUITE 200
DALLAS, TEXAS 75244
TEL: 972.381.8800
CONTACT: MANA ALQALAFI

SHEET NO. 3

SALAD AND GO - FARMERS BRANCH - JOSEY AND VALLEY VIEW
13005 JOSEY LANE - DALLAS COUNTY, TX

SITE PLAN

NOTICE TO CONTRACTOR
THIS DOCUMENT IS THE PROPERTY OF JONES | CARTER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF JONES | CARTER.

ATTEST:

TITLE: _____
DATE: _____

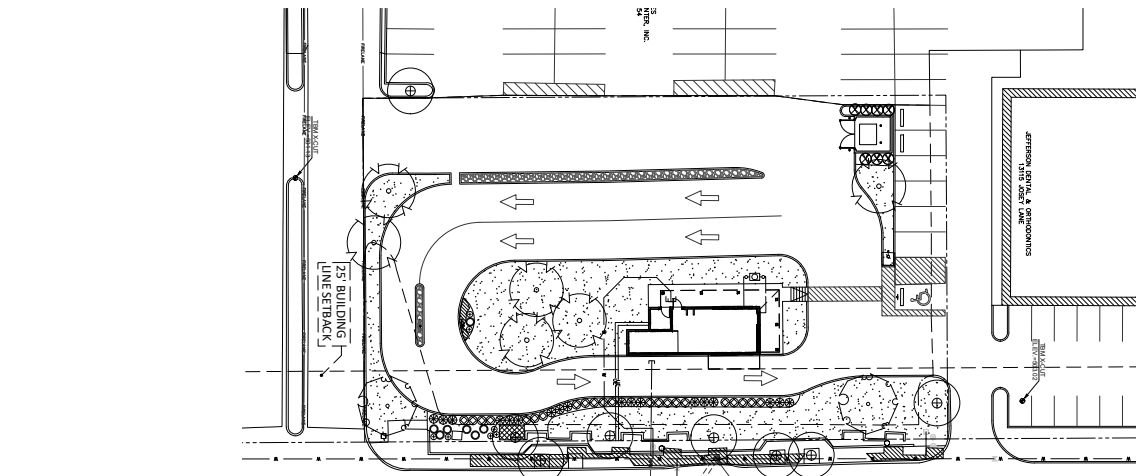
JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
4500 Marshall Plaza Drive, Suite 202 • Fort Worth, Texas 76117 • 817.258.2100

SCALE: AS SHOWN DESIGNED BY: ACH
DATE: JULY 2021 CHECKED BY: RIA
JOB NO.: 17007-0017-00 DRAWN BY: KLB

No.	Date	REVISIONS	App.

Ordinance No. 3700 Exhibit "C" - LANDSCAPE PLAN (cont.)

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LANDSCAPE REGULATIONS FOR FARMERS BRANCH ZONES

Each residential lot in the Farmers Branch Zone shall contain 150 sq. ft. of landscape. Modules must make up 5% of the total landscape area within the street shall be broken up with vertical landscaping.

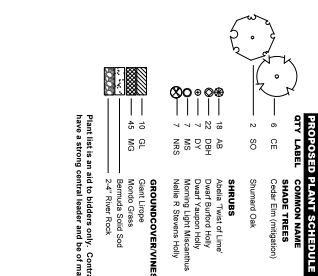
3. A minimum of 5% of the total property area shall be landscaped. The area between the property line and the street curb shall be included on the landscape plan and shall be maintained by the property owner.

4. The area between the property line and the street curb shall be landscaped with a minimum of 2" of arborvitae or one tree per 50 sq. ft. of module, whichever is greater.

5. The following table shall apply:

Building Size	Vertical Landscaping	Tree Size	Number of Trees
Building 250 sq. ft.	1.50 sq. ft. (5%) of site	2.00' x 1.50' in front yard	2
Building 251 - 500 sq. ft.	3.00 sq. ft. (5%) of site	2.00' x 1.50' in front yard	2
Building 501 - 1000 sq. ft.	6.00 sq. ft. (5%) of site	2.00' x 1.50' in front yard	2
Building 1001 - 2000 sq. ft.	12.00 sq. ft. (5%) of site	2.00' x 1.50' in front yard	2
Building 2001 - 5000 sq. ft.	24.00 sq. ft. (5%) of site	2.00' x 1.50' in front yard	2

2" of trees have been provided for mitigation; the remainder to be provided by the owner.



PROPOSED PLANT SCHEDULE

QTY	CAREL	SCIENTIFIC NAME	SIZE	NOTES
1	CE	Ulmus crassifolia	4' cal.	12' Ht., 4' spread
2	SO	Quercus shumardii	3' cal.	17' Ht., 5' spread
14	AB	Abies grandis	4 1/2' cal.	14' Ht., 3" spread
22	OH	Osmanthus fragrans	5 1/2' cal.	14' Ht., 3" spread
1	YV	Yucca filamentosa	5 1/2' cal.	14' Ht., 3" spread
7	MS	Moss	7 1/2' cal.	14' Ht., 3" spread
10	GL	Groundcover	1 1/2' cal.	14' Ht., 3" spread
45	MG	Manisotia grandiflora	1 1/2' cal.	14' Ht., 3" spread

GENERAL NOTES

- CONTRACTOR SHALL CONSULT WITH THE ARCHITECT FOR ANY SPECIAL REQUIREMENTS.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DALLAS LANDSCAPE REGULATIONS.
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AWR

ARCHITECTURAL WORKS, INC.
11111 W. LAKOTA AVE., SUITE 100
DALLAS, TEXAS 75247
PHONE: 214.343.1111
WWW.AWRINC.COM

CALL BEFORE YOU DIG!!!
TOLL FREE: 1-800-368-5806

PROPOSED LANDSCAPE PLAN

SALAD AND GO - JOSEY AND VALLEY VIEW - FARMERS BRANCH
DALLAS COUNTY, TX

DATE: JULY 2023
SCALE: AS SHOWN

JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439
4500 Marquette Plaza Drive, Suite 200 • Fort Worth, Texas 76137 • 817.268.2200

DESIGNED BY: AJM
CHECKED BY: RJA
DRAWN BY: KLB

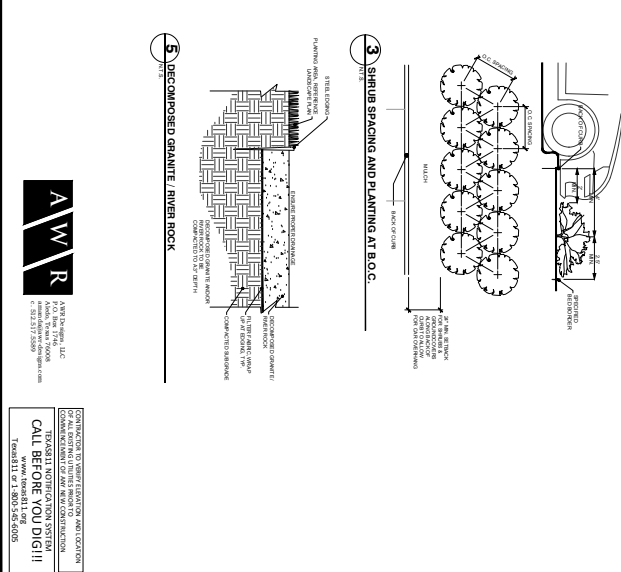
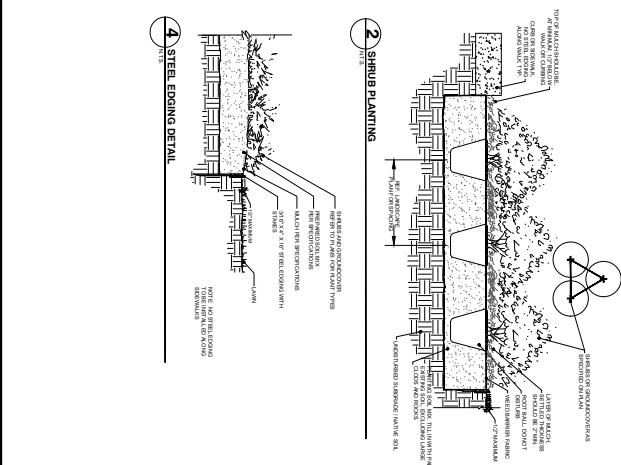
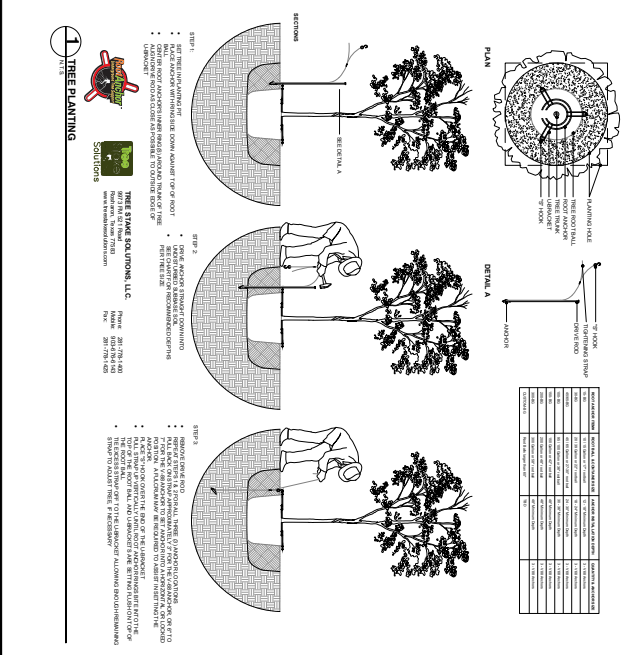
JOB NO.: 17007-0017-00

No.	Date	REVISIONS	App.

Ordinance No. 3700

Exhibit "C"- LANDSCAPE PLAN (cont.)

- SECTION 2001. LANDSCAPE**
11. **QUALITY OF PLANTINGS AND SEASONAL COLORATION**
 12. **PLANTING**
 13. **SOILS**
 14. **IRRIGATION**
 15. **MAINTENANCE**
- 21. PLANTING**
- A. **GENERAL**
 - B. **PLANTING**
 - C. **PLANTING**
 - D. **PLANTING**
 - E. **PLANTING**
 - F. **PLANTING**
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 - Y. **PLANTING**
 - Z. **PLANTING**



AWR

AWR LANDSCAPE ARCHITECTURE, INC.

11111 WEST 11TH STREET, SUITE 100

DALLAS, TEXAS 75243

TEL: 972.440.1111

FAX: 972.440.1112

WWW.AWR-LA.COM

CONTRACT NO. 2018-001-001-001-001

PROJECT NO. 2018-001-001-001-001

DATE: 06/18/21

SCALE: AS SHOWN

DESIGNED BY: RJA

CHECKED BY: RJA

DRAWN BY: RJA

- SECTION 2001. LANDSCAPE**
11. **QUALITY OF PLANTINGS AND SEASONAL COLORATION**
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 - V. **PLANTING**
 - W. **PLANTING**
 - X. **PLANTING**
 - Y. **PLANTING**
 - Z. **PLANTING**

JONES CARTER

Texas Board of Professional Engineers Registration No. F-439

4300 MacArthur Plaza Drive, Suite 200 • Fort Worth, Texas 76117 • 817.268.2200

SCALE: AS SHOWN

DESIGNED BY: RJA

CHECKED BY: RJA

DRAWN BY: RJA

CONTRACT NO. 2018-001-001-001-001

PROJECT NO. 2018-001-001-001-001

DATE: 06/18/21

SCALE: AS SHOWN

DESIGNED BY: RJA

CHECKED BY: RJA

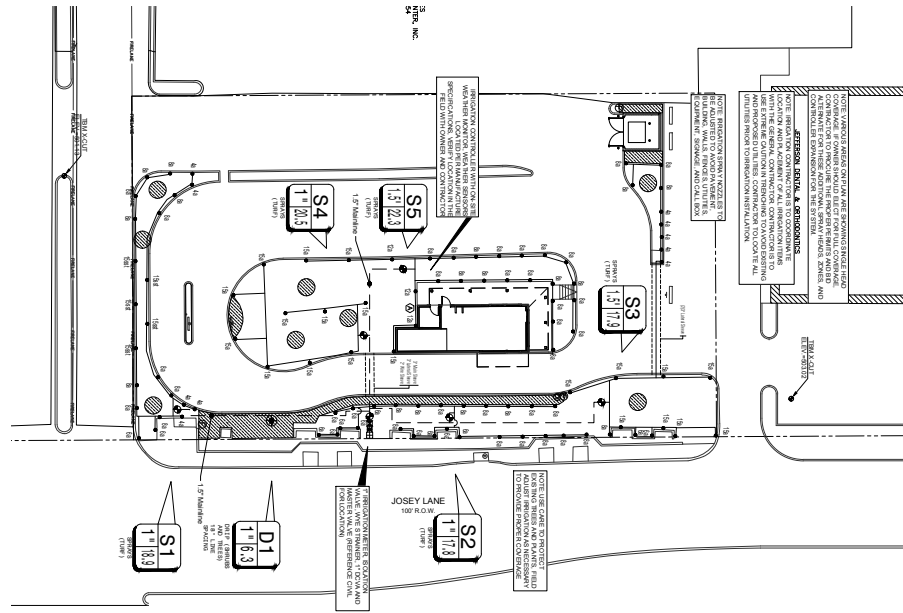
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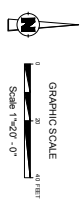
LANDSCAPE SPECIFICATIONS AND DETAILS

SALAD AND GO - JOSEY AND VALLEY VIEW - FARMERS BRANCH
DALLAS COUNTY, TX

Ordinance No. 3700 Exhibit "C" - LANDSCAPE PLAN (cont.)



SYMBOL	DESCRIPTION	PLANTING	MODEL NO.
S1	1" x 1/2" PVC SCHED 40 RIGID PIPE (100 FT)	1" x 1/2" PVC SCHED 40 RIGID PIPE	1" x 1/2" PVC SCHED 40 RIGID PIPE
S2	1" x 1/2" PVC SCHED 40 RIGID PIPE (100 FT)	1" x 1/2" PVC SCHED 40 RIGID PIPE	1" x 1/2" PVC SCHED 40 RIGID PIPE
S3	1" x 1/2" PVC SCHED 40 RIGID PIPE (100 FT)	1" x 1/2" PVC SCHED 40 RIGID PIPE	1" x 1/2" PVC SCHED 40 RIGID PIPE
S4	1" x 1/2" PVC SCHED 40 RIGID PIPE (100 FT)	1" x 1/2" PVC SCHED 40 RIGID PIPE	1" x 1/2" PVC SCHED 40 RIGID PIPE
S5	1" x 1/2" PVC SCHED 40 RIGID PIPE (100 FT)	1" x 1/2" PVC SCHED 40 RIGID PIPE	1" x 1/2" PVC SCHED 40 RIGID PIPE
D1	1" x 1/2" PVC SCHED 40 RIGID PIPE (100 FT)	1" x 1/2" PVC SCHED 40 RIGID PIPE	1" x 1/2" PVC SCHED 40 RIGID PIPE



CONTACT US FOR IRRIGATION DESIGN AND CONSTRUCTION SERVICES
 811
 CALL BEFORE YOU DIG!!!
 1-800-4-A-ROOT
 TEXAS IRRIGATION SYSTEM
 11111 W. LAKOTA AVE. SUITE 1000 DALLAS, TX 75247-1111
 TEL: 214-343-1111 FAX: 214-343-1112
 WWW.TXIRRIGATION.COM

- ### IRRIGATION GENERAL NOTES
1. IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION DESIGN AND CONSTRUCTION SPECIFICATIONS.
 2. ALL IRRIGATION SYSTEM COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION DESIGN AND CONSTRUCTION SPECIFICATIONS.
 3. ALL IRRIGATION SYSTEM COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION DESIGN AND CONSTRUCTION SPECIFICATIONS.
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- ### IRRIGATION PROJECT NOTES
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IRRIGATION PLAN

SALAD AND GO - JOSEY AND VALLEY VIEW - FARMERS BRANCH
DALLAS COUNTY, TX

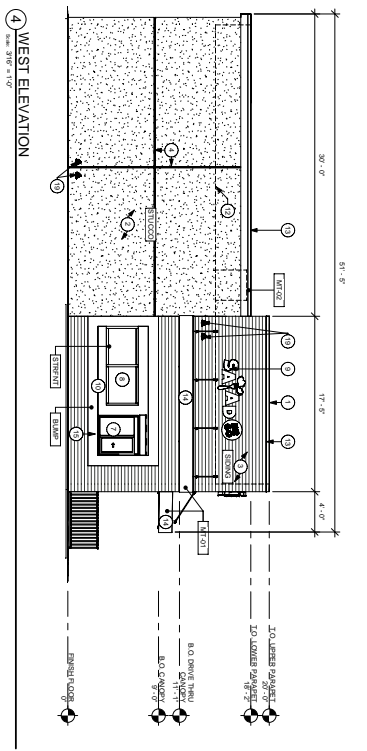
DATE: 06/18/21

JONES & CARTER
Texas Board of Professional Engineers Registration No. F-439
4000 Meritline Plaza Drive, Suite 210 • Fort Worth, Texas 76117 • 817.282.2200

SCALE: AS SHOWN DESIGNED BY: RCM
DATE: MAY 2021 CHECKED BY: RJA
JOB NO.: 17-00-1767 DRAWN BY: KLB

No.	Date	REVISIONS	App.

Ordinance No. 3700
Exhibit "D" - BUILDING ELEVATIONS

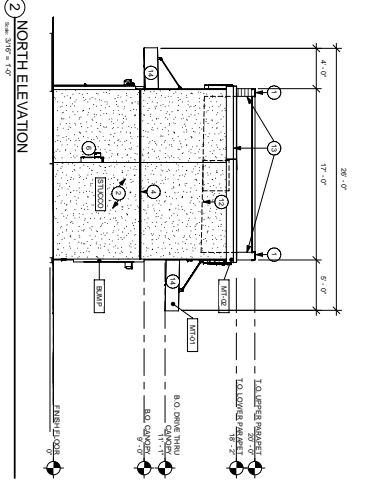
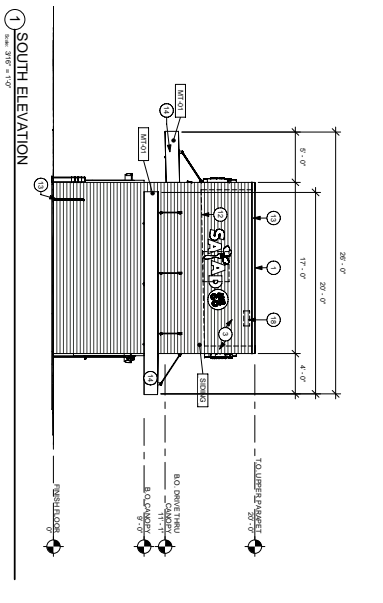
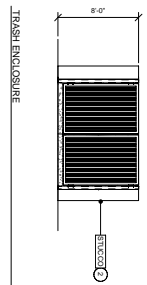
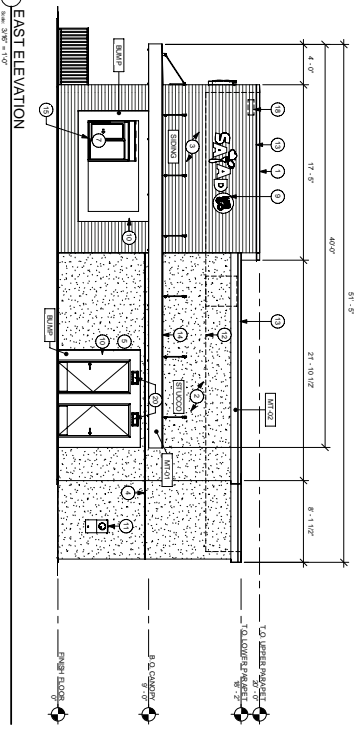


SOUTH ELEVATION MATERIALS		
DESCRIPTION	AREA	PERCENTAGE
STUCCO	63 SF	9%
METAL SIDING	304 SF	100%
GREEN STUCCO	15 SF	9%

WEST ELEVATION MATERIALS		
DESCRIPTION	AREA	PERCENTAGE
STUCCO	626 SF	64%
METAL SIDING	244 SF	30%
GREEN STUCCO	51 SF	6%

NORTH ELEVATION MATERIALS		
DESCRIPTION	AREA	PERCENTAGE
STUCCO	84 SF	100%
METAL SIDING	0 SF	0%
GREEN STUCCO	0 SF	0%

EAST ELEVATION MATERIALS		
DESCRIPTION	AREA	PERCENTAGE
STUCCO	467 SF	93%
METAL SIDING	348 SF	51%
GREEN STUCCO	74 SF	10%



GENERAL NOTES

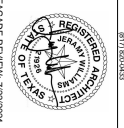
- A. CONSULT THE ARCHITECT FOR THE LATEST REVISIONS TO THE SET OF PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST REVISIONS TO THE SET OF PLANS AND FOR OBTAINING THE LATEST REVISIONS TO THE CITY ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST REVISIONS TO THE CITY ORDINANCES AND FOR OBTAINING THE LATEST REVISIONS TO THE CITY ORDINANCES.
- B. WATERPROOFING SHALL BE INSTALLED IN ALL AREAS REQUIRING WATERPROOFING.
- C. FLASHING TO BE IN ACCORDANCE WITH LOCAL CODES.

EXTERIOR ELEVATION KEYNOTES

1. METAL FLASHING TO BE INSTALLED AT ALL ROOF, WINDOW, AND DOOR LOCATIONS.
2. WEATHERSTRIP TO BE INSTALLED ON ALL WINDOWS AND DOORS.
3. METAL FLASHING TO BE INSTALLED AT ALL ROOF, WINDOW, AND DOOR LOCATIONS.
4. STUCCO CONTROL JOINTS
5. FINISH GRADE TO BE INDICATED ON ALL FOUNDATIONS.
6. ELECTRICAL PANELS TO BE ELECTRICAL.
7. SLIDER WINDOW WITH DOUBLE INSULATED GLASS
8. FINISH GRADE TO BE INDICATED ON ALL FOUNDATIONS.
9. FUTURE BUILDING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
10. P/P/OUT
11. ELECTRICAL EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
12. ROOF DRAIN TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
13. ROOF DRAIN TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
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18. ROOF DRAIN TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
19. ROOF DRAIN TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
20. WALL FLASHING TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.

EXTERIOR FINISH SCHEDULE

DESCRIPTION	PRODUCT	FINISH	COLOR
STUCCO	TRU-FAST	PAINTED	SWARTZ
METAL SIDING	TRU-FAST	PAINTED	SWARTZ
METAL FLASHING	TRU-FAST	PAINTED	SWARTZ
METAL FLASHING	TRU-FAST	PAINTED	SWARTZ
METAL FLASHING	TRU-FAST	PAINTED	SWARTZ
METAL FLASHING	TRU-FAST	PAINTED	SWARTZ
METAL FLASHING	TRU-FAST	PAINTED	SWARTZ
METAL FLASHING	TRU-FAST	PAINTED	SWARTZ
METAL FLASHING	TRU-FAST	PAINTED	SWARTZ
METAL FLASHING	TRU-FAST	PAINTED	SWARTZ
METAL FLASHING	TRU-FAST	PAINTED	SWARTZ
METAL FLASHING	TRU-FAST	PAINTED	SWARTZ
METAL FLASHING	TRU-FAST	PAINTED	SWARTZ



JOSEY & VALLEY VIEW
13005 JOSEY LANE
FARMERS BRANCH, TX 75234

PROJECT: 21-0775
PRODUCTION: 11/23/21
PRODUCED BY: A. KOWALAK
CHECKED BY: A. KOWALAK

NO.	REVISION	DATE	BY	DESCRIPTION

FP2



PROJECT: 21-0775
PRODUCTION: 11/23/21
PRODUCED BY: A. KOWALAK
CHECKED BY: A. KOWALAK

PROJECT: 21-0775
PRODUCTION: 11/23/21
PRODUCED BY: A. KOWALAK
CHECKED BY: A. KOWALAK

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