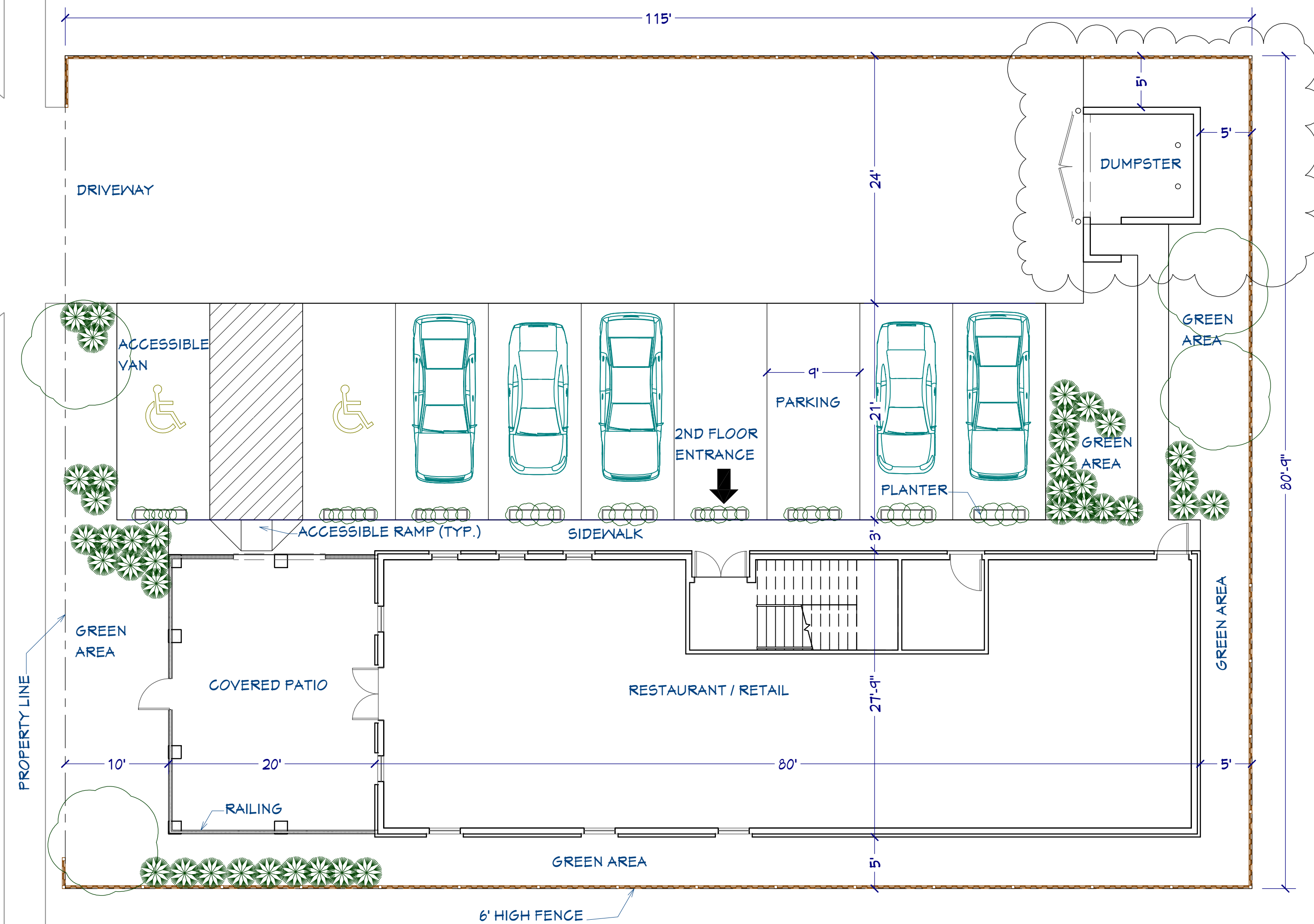


ELM STREET



CODE ANALYSIS

AS PER IBC 2021

GROSS AREA:
1ST FLOOR: 2775 SF
2ND FLOOR: 2430 SF

LIVING (NET) AREA:
1ST FLOOR: 1768 + 438 (PATIO) = 2206 SF
2ND FLOOR: 2109 SF

CONSTRUCTION CLASSIFICATION & FIRE RATING (IBC TABLE 601)

BUILDING TYPE = VB (WITH SPRINKLER SYSTEM)
PRIMARY STRUCTURAL FRAME = 0
BEARING WALLS (EXTERIOR & INTERIOR) = 0
NON-BEARING WALLS (EXTERIOR & INTERIOR) = 0
FLOOR CONSTRUCTION = 0
ROOF CONSTRUCTION = 0

OCCUPANCY & OCCUPANT LOAD (SECTION 303, 304, 309 & TABLE 1004.5)

1ST FLOOR: RESTAURANT (A 2 - ASSEMBLY): 15 SF (NET) PER OCCUPANT
2ND FLOOR: OFFICES (B - BUSINESS): 150 SF (GROSS) PER OCCUPANT

1ST FLOOR: RESTAURANT (A2) = 2206(NET) ÷ 15= 148
2ND FLOOR: BUSINESS (B) = 2109(GROSS) ÷ 150 = 15

EXITING CALCULATION

OCCUPANCY - A (RESTAURANT) (WITH SPRINKLER SYSTEM):
ACTUAL OCCUPANT LOAD: 148
REQUIRED EXITS: 2 PROVIDED EXITS: 2 (IBC TABLE 1006.2.1)
REQUIRED MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE = 75 FEET (IBC TABLE 1006.2.1)
REQUIRED MAX. EXIT TRAVEL DISTANCE = 300 FEET (TABLE 1017.2)
PROVIDED EXIT TRAVEL DISTANCE = 43 FEET

OCCUPANCY - B (BUSINESS) (WITH SPRINKLER SYSTEM) (2ND STORY):

ACTUAL OCCUPANT LOAD: 15
BASED ON OCCUPANCY LOAD, IT QUALIFIES FOR ONE EXIT (TABLE 1006.3.4(2))
REQUIRED EXIT: 1 PROVIDED EXITS: 1 (IBC TABLE 1006.2.1)
REQUIRED MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE = 100 FEET (IBC TABLE 1006.2.1)
REQUIRED MAX. EXIT ACCESS TRAVEL DISTANCE = 75 FEET (TABLE 1006.3.4(2))
PROVIDED EXIT ACCESS TRAVEL DISTANCE - 47 FEET

INTERIOR EXIT STAIRWAY ENCLOSURE: 1 HOUR (SECTION 1023.1)

INTERIOR STAIRWAY, TERMINATION, OPENINGS, PENETRATION, VENTILATION SHALL COMPLY WITH IBC SEC. 1023. MINIMUM STAIRWAY WIDTH SHALL BE 48" (IBC SEC. 1004.3.2). AN AREA OF REFUGE IS NOT REQUIRED AS BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM (IBC SEC. 1009.3.3 EXCP # 2).

KELLER ZONING REGULATION FOR OLD TOWN KELLER (OTK) DISTRICT (SECTION 8.03-R-3-C)

REQUIRED:
FRONT SET BACK: 15' TYPICAL (MAY VARY FROM CASE-TO CASE)
INTERIOR SIDE YARD: NO REQUIREMENT
REAR YARD: 5' MIN.
HEIGHT: 2 STORY, 35' MAX

PROVIDED:
FRONT SET BACK: 10'
SIDE: 5'
REAR: 5'
HEIGHT: 2 STORY, 30'

KELLER ZONING REGULATION - PARKING REQUIREMENTS (SECTION 8.07-D-7-G)

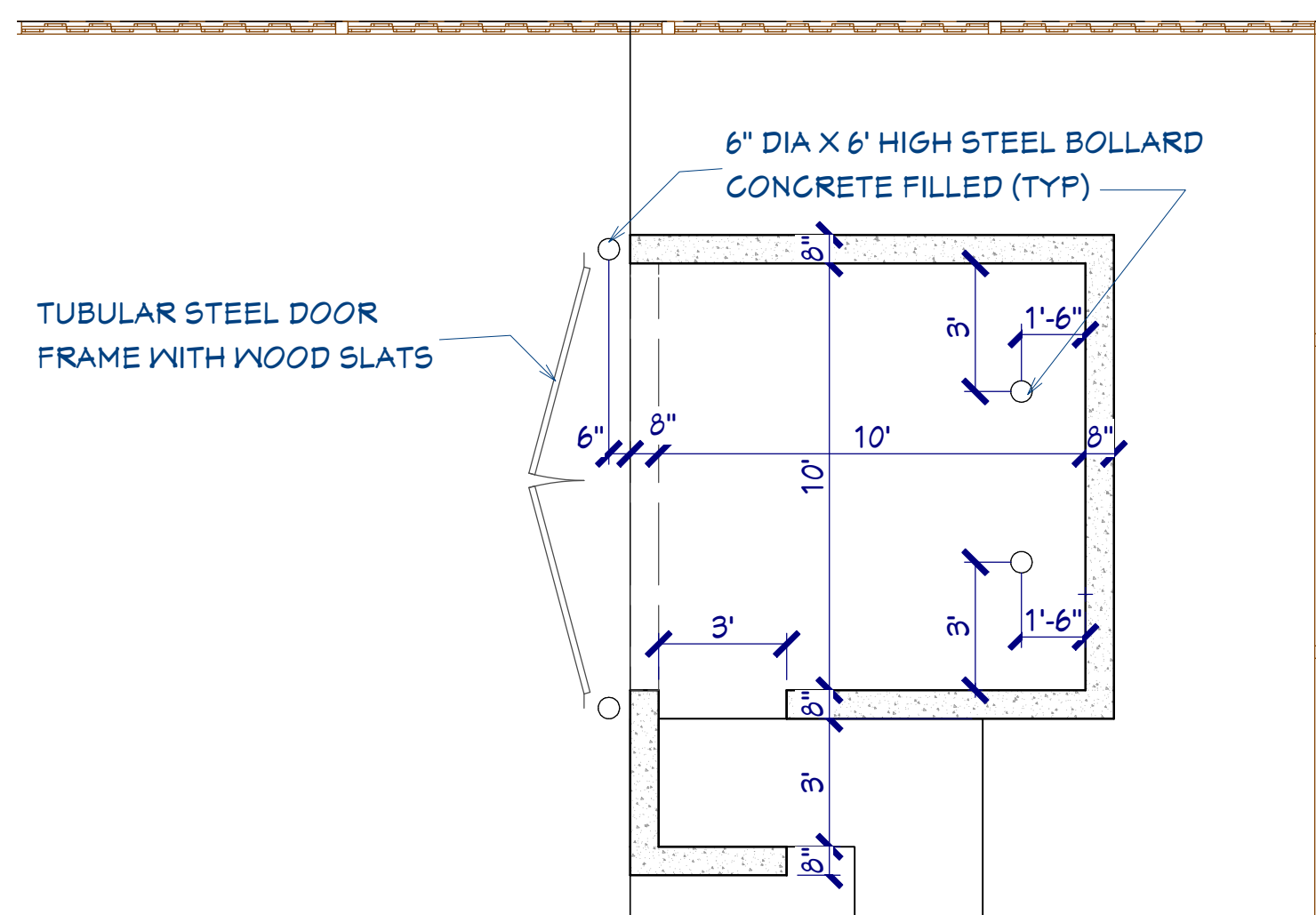
RESTAURANT = 1 / 150 SF (GROSS AREA)
BUSINESS GROSS AREA ≤ 10,000 SF = 1 / 150 SF (GROSS AREA)

REQUIRED PARKING:

1ST FLOOR - RESTAURANT: 2775 SF (GROSS AREA) / 150 = 19 SPACES
2ND FLOOR - BUSINESS: 2430 SF (GROSS AREA) / 150 = 16 SPACES
TOTAL REQUIRED = 19 + 16 = 35
ACCESSIBLE STALLS (IBC TABLE 1106.2) = 2
ACCESSIBLE VAN STALL (IBC 1106.6) = 1

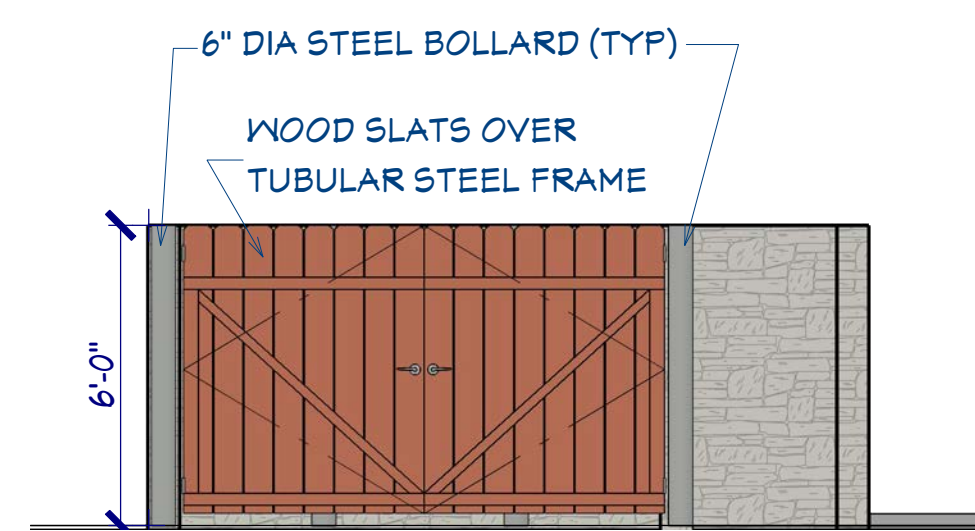
PROVIDED PARKING: (CITY ZONING VARIANCE IS REQUIRED)
7 STALLS + 2 ADA STALLS (1 ACCESSIBLE VAN STALL)

**SCHEMATIC DESIGN
COMMERCIAL BUILDING
207 S. ELM STREET, KELLER,
TX 76248**



DUMPSTER PLAN

SCALE: 1/4" = 1'-0"



DUMPSTER ELEVATION

SCALE: 1/4" = 1'-0"

VARIANCES REQUIRED

1. PARKING: REQUIRED 35, PROVIDED 9
2. DUMPSTER ENCLOSURE FACING THE STREET
3. TWO ORNAMENTAL TREES IN THE FRONT INSTEAD OF CANOPY DUE TO POWER LINES
4. LANDSCAPE BUFFER AT FRONT: 15' BUFFER REQUIRED, 10' BUFFER PROVIDED
5. NORTH SIDE YARD BUFFER: 10' BUFFER REQUIRED, 0' BUFFER PROVIDED
6. SOUTH SIDE YARD BUFFER: 10' BUFFER REQUIRED, 5' BUFFER PROVIDED
7. TREES REQUIRED IN BUFFER NORTH YARD: 10 TREES REQUIRED, 0 TREES PROVIDED
8. TREES REQUIRED IN BUFFER EAST YARD: 7 TREES REQUIRED, 0 TREES PROVIDED
9. PARKING LOT TREES: 2 TREES REQUIRED, 0 TREES PROVIDED

SHEET INDEX	
Number	Title
1	CODE ANALYSIS & SITE PLAN
2	1ST FLOOR PLAN
3	2ND FLOOR PLAN
4	EXTERIOR VIEWS
5	EXTERIOR ELEVATIONS
6	EXTERIOR ELEVATIONS



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207 S. ELM STREET
KELLER, TX, 76248

**CODE ANALYSIS &
SITE PLAN**

REVISION TABLE		
#	DATE	DESCRIPTION
1	4/27/2023	CITY COMMENTS
2	5/16/2023	CITY COMMENTS

DATE:

03/01/2023

SCALE:

AS SHOWN

SHEET:

A-1

REVISION TABLE	
#	DESCRIPTION

DATE:

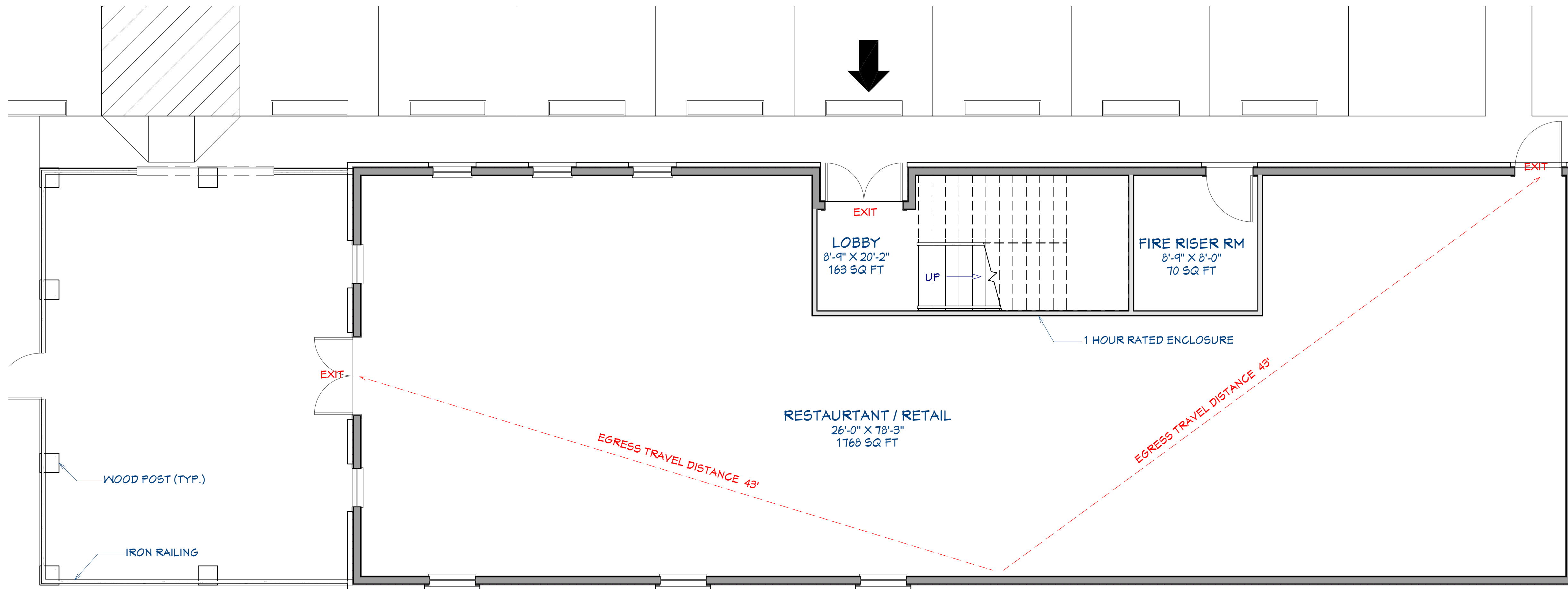
03/01/2023

SCALE:

AS SHOWN

SHEET:

A-2



FLOOR PLAN

SCALE: 1/4" = 1'-0"



REVISION TABLE	
#	DESCRIPTION

DATE:

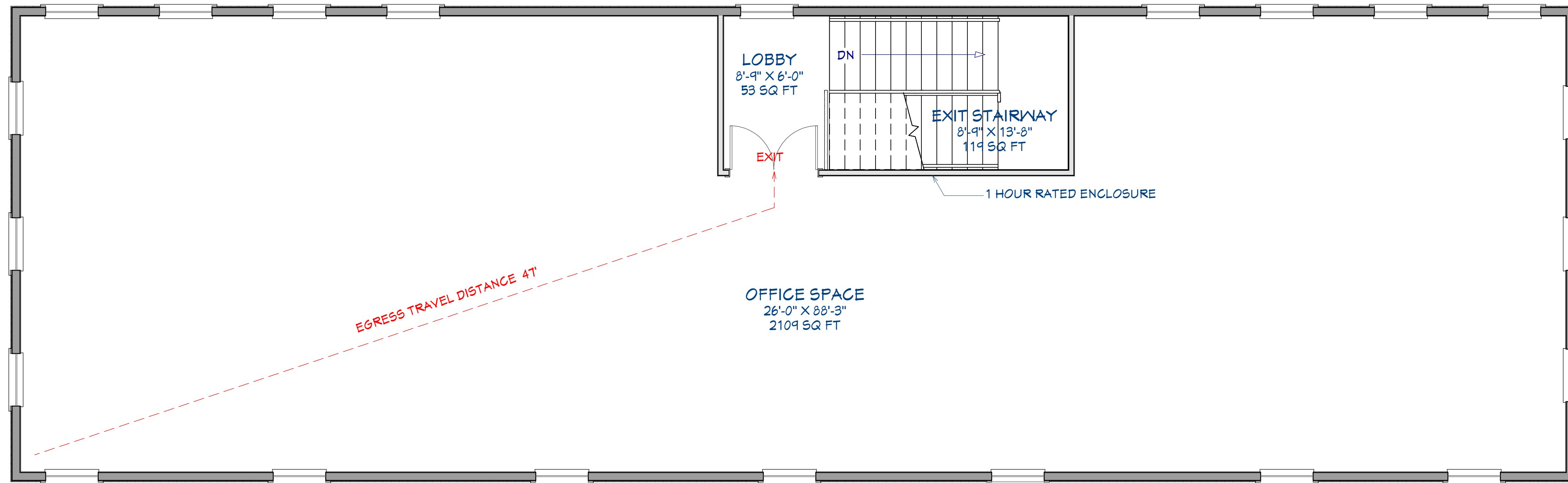
03/01/2023

SCALE:

AS SHOWN

SHEET:

A-3



2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXTERIOR VIEW-1



EXTERIOR VIEW-2



EXTERIOR VIEW-3

REVISION TABLE	
#	DESCRIPTION

DATE:

03/01/2023

SCALE:

AS SHOWN

SHEET:



WEST ELEVATION

EXTERIOR MATERIAL

LIME STONE - COLOR GREY:	11.5%
STUCCO - COLOR OFF WHITE:	0.5%
FIBER CEMENT SIDING - COLOR OFF WHITE:	77.5%
WINDOWS - ALUMINUM:	10.5%



NORTH ELEVATION

REFER WEST ELEVATION FOR MATERIAL DESCRIPTION

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EXTERIOR ELEVATIONS

REVISION TABLE	
#	DESCRIPTION

DATE:

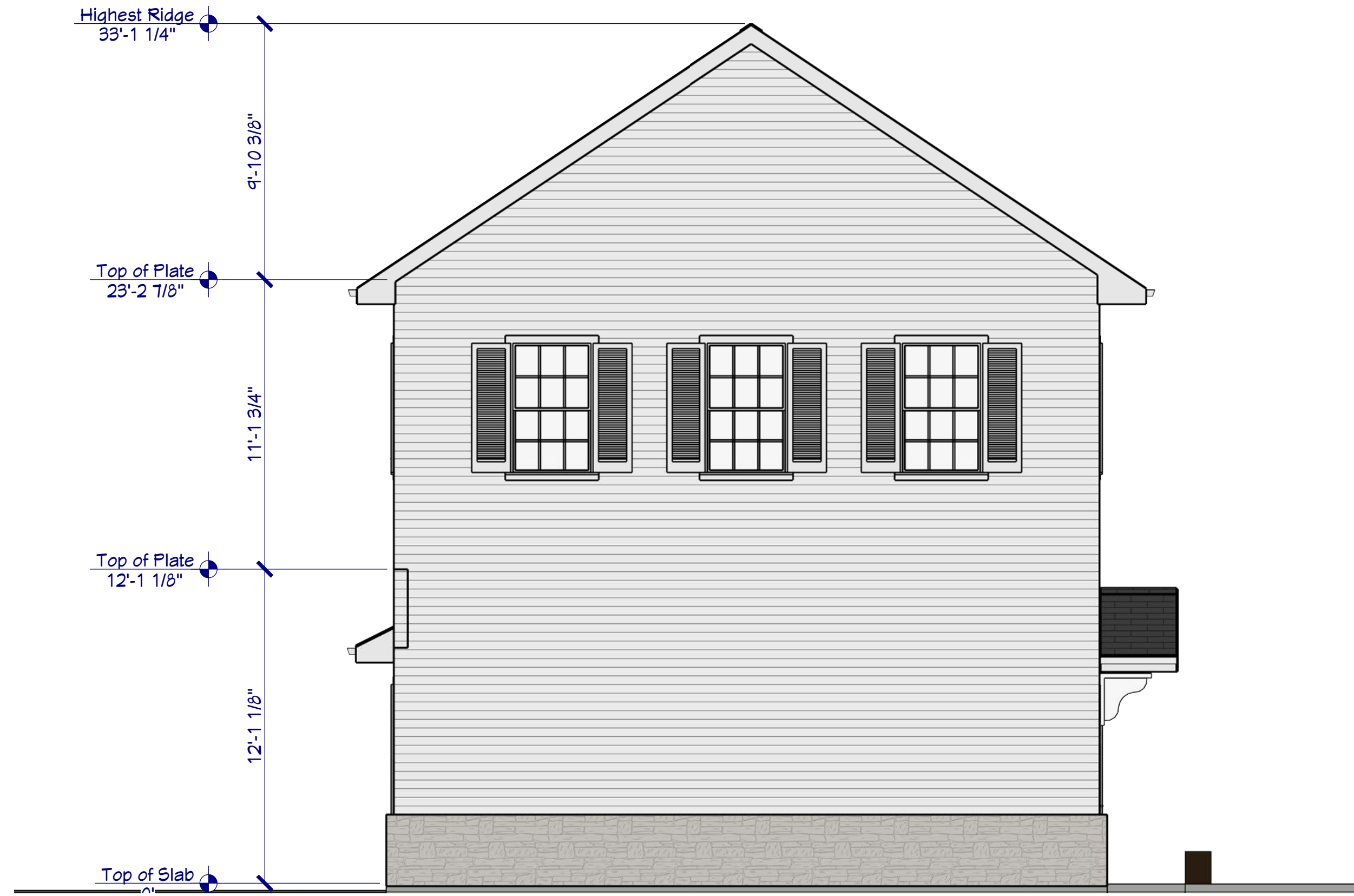
03/01/2023

SCALE:

AS SHOWN

SHEET:

A-5



EAST ELEVATION

REFER WEST ELEVATION FOR MATERIAL DESCRIPTION

EXTERIOR MATERIAL

LIME STONE - COLOR GREY:	11.5%
STUCCO - COLOR OFF WHITE:	0.5%
FIBER CEMENT SIDING - COLOR OFF WHITE:	77.5%
WINDOWS - ALUMINUM:	10.5%



SOUTH ELEVATION

REFER WEST ELEVATION FOR MATERIAL DESCRIPTION

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EXTERIOR ELEVATIONS

REVISION TABLE	
#	DESCRIPTION

DATE:

03/01/2023

SCALE:

AS SHOWN

SHEET:

A-6