

Wylie Historic Review Commission Regular Meeting

April 27, 2023 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

A. Consider, and act upon, the approval of the March 23, 2023 Meeting Minutes

REGULAR AGENDA

1. Consider and act upon a recommendation to the City Council regarding construction of a new residential structure on an existing lot for retail/office use, located at 308 N. Ballard within the Downtown Historic District.
2. Consider and act upon a recommendation to the City Council regarding a request for substantial renovation to construct a new kitchen to an existing residential structure, located at 304 W. Jefferson St. within the Downtown Historic District.

WORK SESSION

1. Hold a Work Session to discuss accessory/secondary residential dwellings on single family lots.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on April 21, 2023 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.

§ 551.073 – Discussing prospective gift or donation to the City.



Historic Review Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Lillian Baker

Subject

Consider, and act upon, Minutes from the March 23, 2023 Regular Meeting.

Recommendation

Motion to approve as presented.

Discussion

The minutes are attached for your consideration.

Wylie Historic Review Commission Regular Meeting

March 23, 2023 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

Chair Sandra Stone called the meeting to order at 6:00PM. Commissioners present: Chair Sandra Stone, Vice Chair Allison Stowe, Commissioner Joe Chandler, Commissioner Kalie Patton, Commissioner Anita Jones arrived at 6:09PM. Absent were Commissioner Krisleigh Hoermann and Commissioner Laurie Sargent. Staff members present were Deputy City Manager Renae Ollie, Secretary Lillian Baker. Staff absent was Director Community Services Jasen Haskins.

INVOCATION AND PLEDGE

Commissioner Chandler led the pledge of allegiance and the invocation was led by Deputy City Manager Renae Ollie.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

No one approached the Commissioners.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider, and act upon, the approval of the November 17, 2022 Meeting Minutes.

BOARD ACTION

A motion was made by Vice Chair Stowe and seconded by Commissioner Patton to approve the Consent Agenda as presented. A vote was taken and carried 4 – 0.

REGULAR AGENDA

1. Consider and act upon a recommendation to the City Council regarding a request to construct a residential structure on an existing lot for a new retail/retail office building, located at 308 N. Ballard within the Downtown Historic District.

STAFF PRESENTATION REGULAR AGENDA ITEM 1

Deputy City Manager Ollie approached the Commissioners and stated that the proposal is for a residential structure which would contain a covered porch, two bedrooms, two bathrooms, office, dining room, living room and kitchen. Deputy City Manager Ollie also noted that the plans for two residential structures on a single lot do not meet city ordinances. Staff recommends denial.

PUBLIC COMMENT REGULAR AGENDA ITEM 1

Applicant Patel approached the Commissioners and stated that the concrete shown in front of the existing building would not be used for parking. He stated that he submitted as a residential/retail, as he thought that is how it was to be presented. The Commission stated that the plans would have to be resubmitted to reflect the actual intended use for office/retail. Commission questioned the use of the concrete slab area and applicant Patel stated the different uses for future business and existing business. Chair Stone expressed agreement with staff for denial. Applicant Patel stated that the intended tenant is unknown at this time. The Commission asked why not add to the existing structure; Applicant Patel responded that the existing structure is pier and beam and would pose issues.

BOARD ACTION REGULAR AGENDA ITEM 1

A motion was made by Commissioner Patton and seconded by Vice Chair Stowe to deny Regular Agenda item 1 as presented. A vote was taken and carried 5 – 0 to deny Agenda Item 1.

2. Consider and act upon a recommendation to the City Council regarding a request to remodel and extend the existing patio and relocate the ADA ramp on a restaurant use, located at 302 N. Ballard within the Downtown Historic District.

STAFF PRESENTATION REGULAR AGENDA ITEM 2

Deputy City Manager Ollie approached the Commissioners regarding Frankie's to extend the patio five feet to the south and will not encroach into the existing sidewalk. In addition, Deputy City Manager Ollie stated that Frankie's would retain the existing windows, add a storage unit, and all materials and paint color will match existing.

PUBLIC COMMENT REGULAR AGENDA ITEM 2

Applicant Frankie Jimenez approached the Commission and stated that the roof line would come out to cover the patio and answered other questions from the commission on materials and other features.

BOARD ACTION ITEM 2

A motion was made by Vice Chair Stowe and seconded by Commissioner Jones to approve Regular Agenda item 2 as presented. A vote was taken and carried 5 – 0.

ADJOURNMENT

A motion was made by Vice Chair Stowe and seconded by Commissioner Patton to adjourn. A vote was taken and carried 5 – 0.

Sandra Stone, Chair

ATTEST

Lillian Baker, Secretary



Historic Review Commission

AGENDA REPORT

Department: Planning
Prepared By: Renae' Ollie

Account Code: _____

Subject

Consider and act upon a recommendation to the City Council regarding construction of a new residential structure on an existing lot for retail/office use, located at 308 N. Ballard within the Downtown Historic District.

Recommendation

Motion to recommend approval as presented

Discussion

OWNER/APPLICANT: Ashish Patel

The applicant/owner desires to add a secondary detached structure for the purpose of retail office use. The lot area is 9,757 square feet and currently has a 1,250 square foot residential structure with general office use on the lot.

The proposed new structure will be 1,134 square feet. The previous proposal was 1,456 square feet (reduced by 322 sf), which includes a 160 square foot covered front porch, 4 offices, a single restroom, breakroom and reception area. The primary exterior material shall be horizontal wood siding with the width between four and five inches, in accordance with Section 6.3.E.5.f. and painted white. The covered front porch will include handrails and railing.

6 parking spaces with alley access currently exist on the site and meet the required parking standards.

Section 6.3.D

D. Permitted Uses

1. The Downtown Historic District may contain any combination of uses shown in the Use Chart in Article 5, Section 5.1.

2. Within the Downtown Historic District there are both residential and nonresidential uses which may be located in either residential structures or commercial structures. To maintain the architectural and historic character of existing blocks where one type of structure predominates, the following regulations shall apply.

a. Residential uses may be in residential structures or commercial structures. Residential uses in commercial structures are only allowed if they occupy less than 40 percent of the floor area of the building; and do not occupy the area adjacent to the street front.

b. Nonresidential uses may be in residential or commercial structures. Nonresidential uses in residential structures must be in those blocks where existing residential structures predominate.

c. In block faces within the District that are currently developed with residential structures, new construction shall be of historic design. Either residential or nonresidential uses may be located in the residential structures.

d. In block faces within the Downtown Historic District that are currently developed with commercial structures, new construction shall be of historic design.

Additional parking requirements outlined in Article 6.3.E.4.c:

c. Parking for Nonresidential Uses

- i. Onsite surface parking shall generally not be placed in the required front yard and shall generally be separated from public streets by the building which it serves.***

Exceptions to this requirement include:

- a. A lot that is used entirely for surface parking with no listed use in accordance with Section 5.2.***

- b. Surface parking on corner lots or lots with frontage on 2 or more public streets shall comply with the above parking requirements along at least one street frontage.***

- c. Where onsite surface parking is constructed to serve existing buildings or additions to existing buildings, the above parking requirements shall not apply.***

Staff Recommends approval subject to additions and alterations as required by City Engineering and Building Inspections Department.

Intended start date is May 5, 2023, with a finish date of August 17, 2023

This item will be considered by City Council at its May 9, 2023 meeting.



PERSPECTIVE VIEW
NTS

GENERAL NOTES:

1. THESE DESIGN DOCUMENTS ARE INTENDED TO BE A REPRESENTATION OF THE DESIGN INTENT AND ARE SUPPLIED TO ILLUSTRATE THE GENERAL TYPE OF CONSTRUCTION DESIRED. THE DRAWINGS ARE INTENDED TO IMPLY A PREMIUM QUALITY OF WORKMANSHIP THROUGHOUT.
2. DISCREPANCIES, ERRORS, OMISSIONS, AND ANY QUESTIONS REGARDING THE INTENT OF THE PLANS, SPECIFICATIONS, OR CONTRACT DOCUMENTS SHALL BE REFERRED TO THE GENERAL CONTRACTOR FOR CLARIFICATION.
3. CONTRACTORS OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS OR CLEARANCES AND SHALL BE RESPONSIBLE FOR THE VERIFICATION THEREOF TO INSURE COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS, AND PERTINENT CODES. DIMENSIONS OF ANY EXISTING CONDITIONS MUST BE VERIFIED AT THE JOB SITE AND ANY DISCREPANCIES REPORTED TO THE GENERAL CONTRACTOR.
4. CONTRACTORS OR SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR'S PROJECT MANAGERS / JOB SITE SUPERVISOR IF FOR ANY REASON THEY CANNOT COMPLY WITH ANY FACET OF THE DRAWINGS, DOCUMENTS, DESIGN INTENT, OR SCHEDULING.
5. ALL WORK AND MATERIAL LISTED OR IMPLIED IN THESE DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTORS OR SUBCONTRACTORS RESPONSIBLE. ANY WORK ADVERSELY AFFECTING ANOTHER TRADE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION TO THE GENERAL CONTRACTOR.
6. CONTRACTORS OR SUBCONTRACTORS SHALL DISPOSE OF CONSTRUCTION DEBRIS IN A TIMELY MANNER IN THE DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR. EVER EFFORT SHALL BE MADE TO MAINTAIN A CLEAN JOB SITE.
7. CONTRACTORS OR SUBCONTRACTORS SHALL TAKE NOTE THAT ANY COST CAUSED BY INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING, SHALL BE BORNE BY THE PARTY RESPONSIBLE.
8. DURING CONSTRUCTION, CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM THEIR CONSTRUCTION ACTIVITIES. ANY CUTTING OR PATCHING OF ANY EXISTING FINISHED WORK SHALL MATCH ADJOINING SURFACES.
9. SAFETY FIRST! CONTRACTORS OR SUBCONTRACTORS SHALL FURNISH ANY EQUIPMENT OR SUPPLIES NECESSARY TO PERFORM THEIR WORK IN A MANNER THAT SHALL MEET OR EXCEED OSHA REQUIREMENTS.
10. CONTRACTORS OR SUBCONTRACTORS SHALL PROVIDE ANY TEMPORARY BARRIERS, LIGHTINGS, COVERINGS, FIRE PROTECTION, AND ANY OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THEIR PORTION OF THE CONSTRUCTION CONTRACT FOR ANY AREA PERTINENT TO THE SUBCONTRACTORS SCOPE OF WORK. SUBCONTRACTORS SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR ANY EQUIPMENT, PROTECTION, ETC., THAT MUST REMAIN IN PLACE AFTER COMPLETION OF THE SUBCONTRACTORS PORTION OF WORK.

BUILDING CODE ANALYSIS:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE OR FEDERAL LAW AND APPLICABLE CONSTRUCTION CODES AS CURRENTLY RECOGNIZED BY THE CITY OF WYLLIE, COLLIN COUNTY, TEXAS.

CONTRACTOR NOTES:

1. ALL EXTERIOR WALLS SHALL BE 2x4 U.N.O.
2. ALL INTERIOR WALLS SHALL BE 2x4 U.N.O.
3. ALL FINISHED WALLS SHALL BE FIELD VERIFIED PRIOR TO ANY CUSTOM CABINETRY.
4. ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
5. SLIGHT ADJUSTMENT IN WALL LOCATIONS UP TO 1" SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS, SO LONG AS IT DOES NOT AFFECT THE FUNCTION OF FLOOR OR ROOF TRUSSES. THIS DOES NOT RELIEVE THE PLUMBER OF LIABILITY IF NOT DONE.
6. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSIONS BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER PRIOR TO CONSTRUCTION.
1. DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED U.N.O.
8. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENINGS WITH MANUFACTURER.
9. FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE.

Layout Page Table			
Label	Title	Description	Comments
A-1	COVER SHEET		
A-2	SITE PLAN / ROOF PLAN		
A-3	ELEVATIONS / SCHEDULES		
A-4	DIMENSION PLAN / ELECTRICAL PLAN		

PLANS FOR: ASHISH PATEL
308 N. BALLARD
WYLLIE, TEXAS 75098

TITLE: COVER SHEET

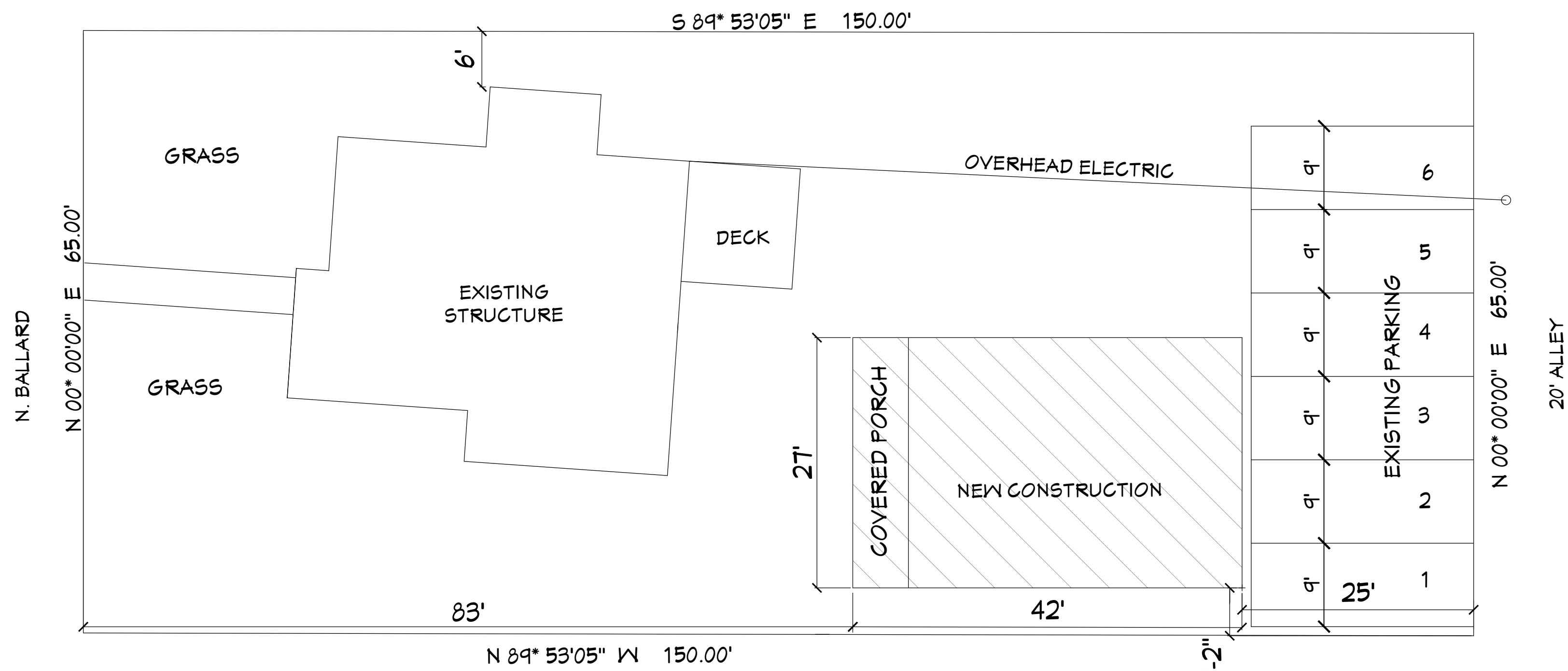
SHANNON NEWSON MARK NEWSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
4/2/2023

SCALE:
AS SHOWN

SHEET:

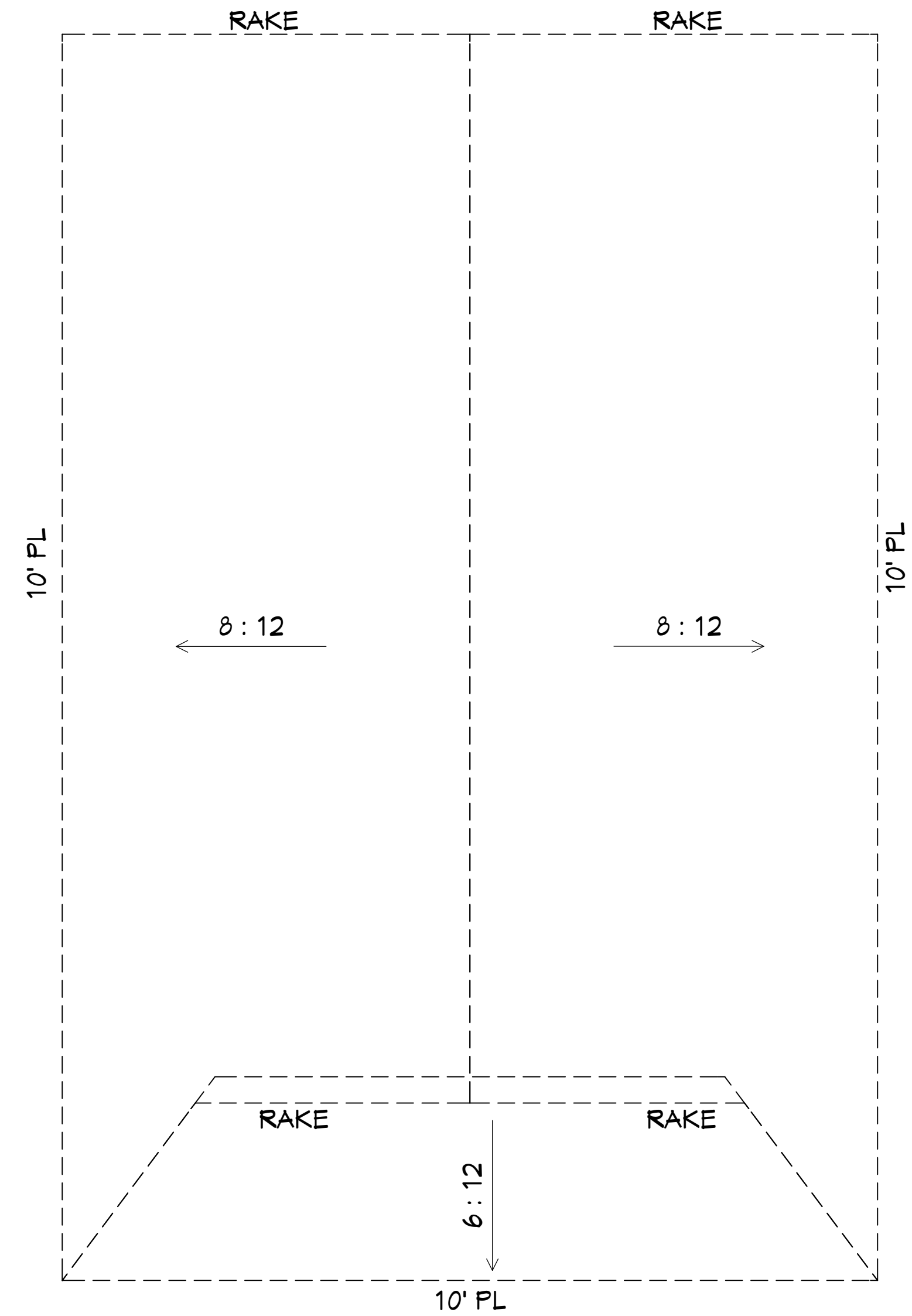
A-1



- NOTE:
1. TOPOGRAPHICAL INFORMATION SUPPLIED BY A THIRD PARTY. CADAZIGN IS NOT RESPONSIBLE FOR ANY TOPOGRAPHICAL OR SURVEY INFORMATION. ALL MEASUREMENTS SHOULD BE FIELD VERIFIED. MEASUREMENTS ARE APPROXIMATE AND ARE FOR LAYOUT PURPOSES ONLY.
 2. OWNER AND BUILDER ARE RESPONSIBLE FOR VERIFYING ALL PROPERTY SETBACKS, RESTRICTIONS, AND ELEVATION MEASUREMENTS.
 3. OWNER AND OR BUILDER RESPONSIBLE FOR DETERMINING AND DESIGNING RETAINING WALLS AND STRUCTURAL STEM WALLS



1 SITE PLAN
SCALE: 1"=10'



2 ROOF PLAN
SCALE: 1/4"=1'

NOTE:
1. APPROXIMATELY 1500 S.F. ROOFING AREA.

SHANNON NEWSON MARK NEWSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

DATE:
4/2/2023

SCALE:
AS SHOWN

SHEET:

A-2

TITLE:
SITE PLAN / ROOF PLAN

PLANS FOR:
ASHISH PATEL
308 N. BALLARD
WYLIE, TEXAS 75098



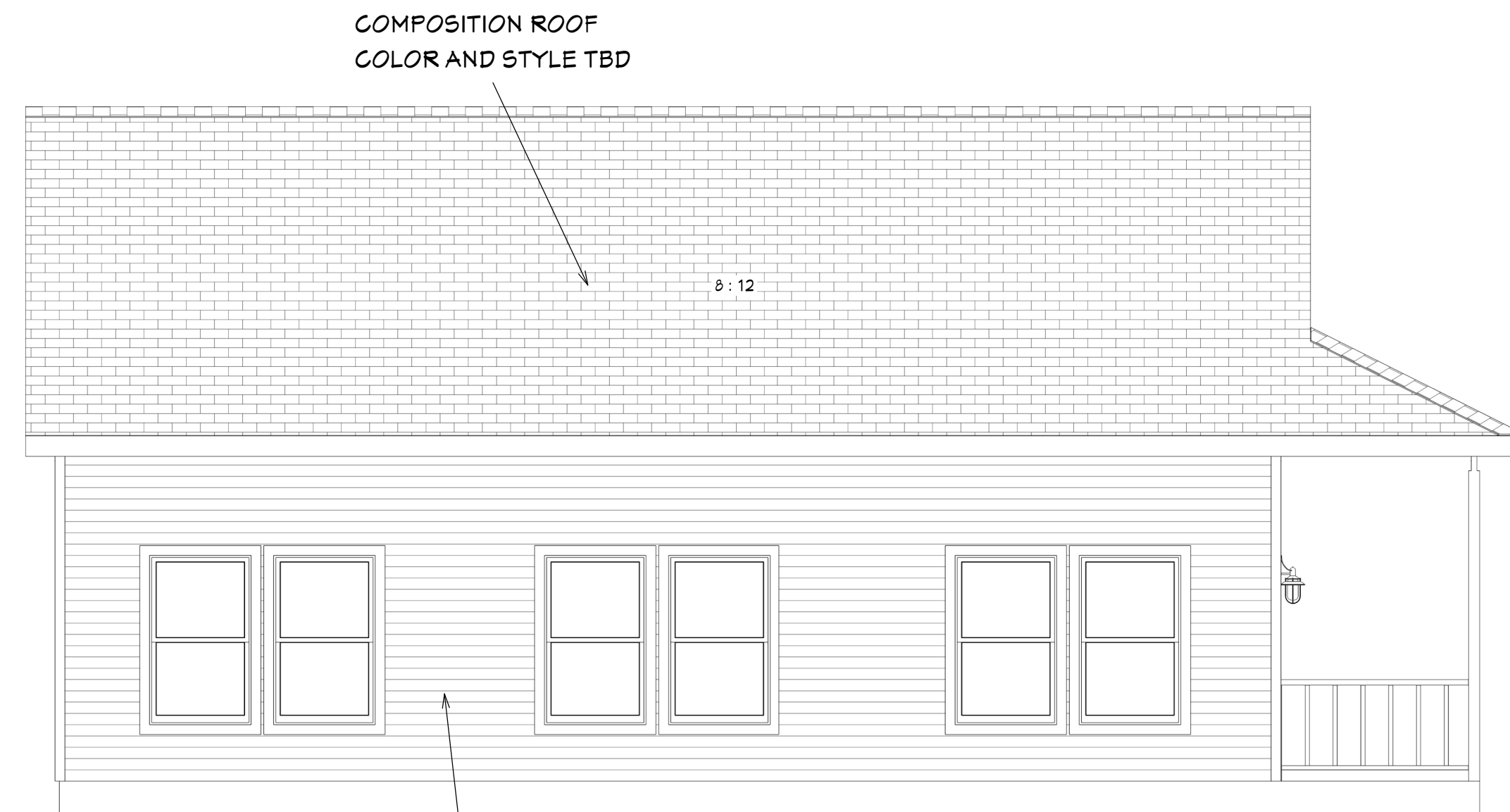
4-5" HORIZONTAL SIDING
PAINTED WHITE

1 **FRONT ELEVATION**
SCALE: 1/4"=1'



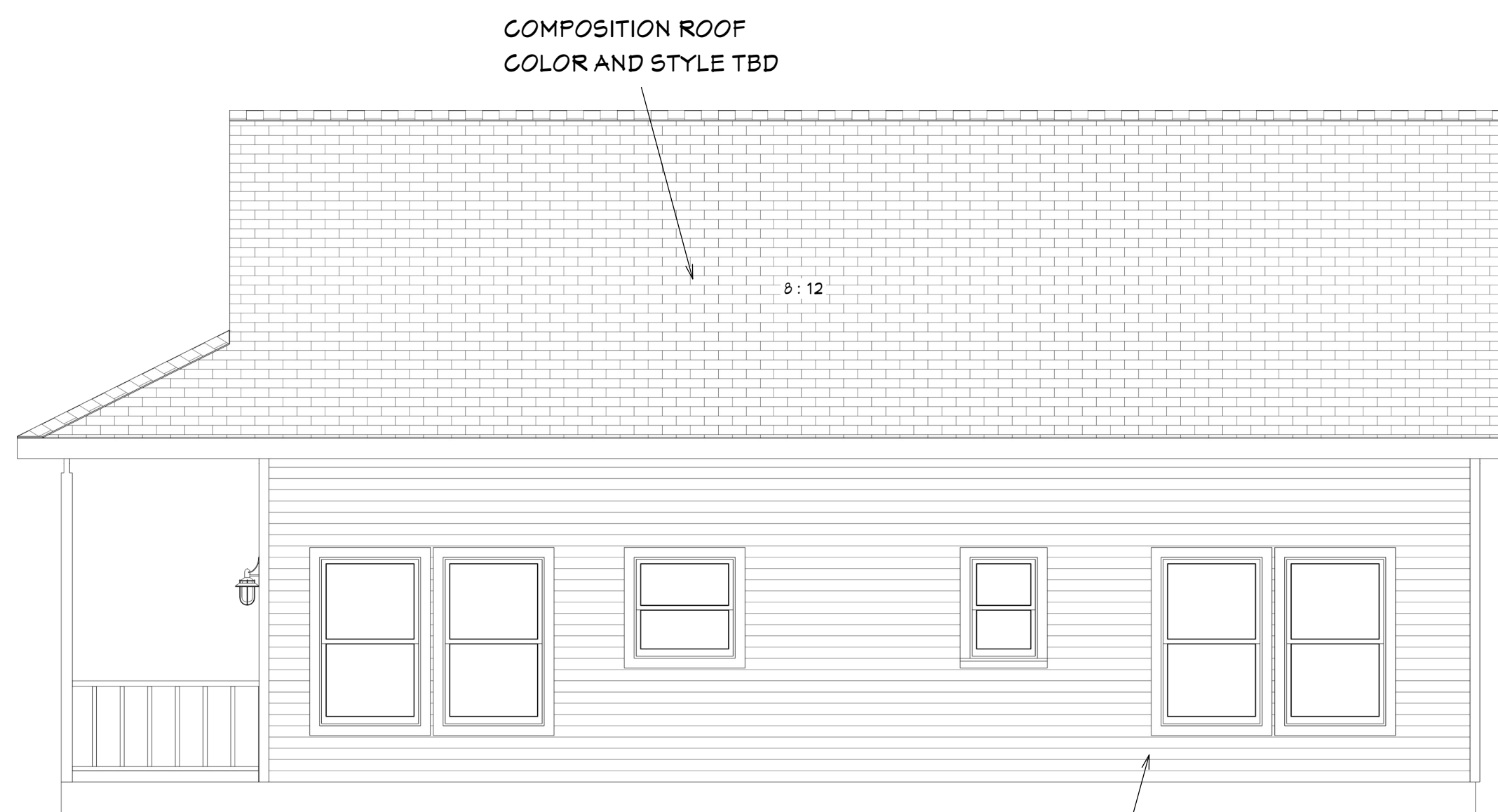
4-5" HORIZONTAL SIDING
PAINTED WHITE

2 **REAR ELEVATION**
SCALE: 1/4"=1'



4-5" HORIZONTAL SIDING
PAINTED WHITE

3 **LEFT ELEVATION**
SCALE: 1/4"=1'

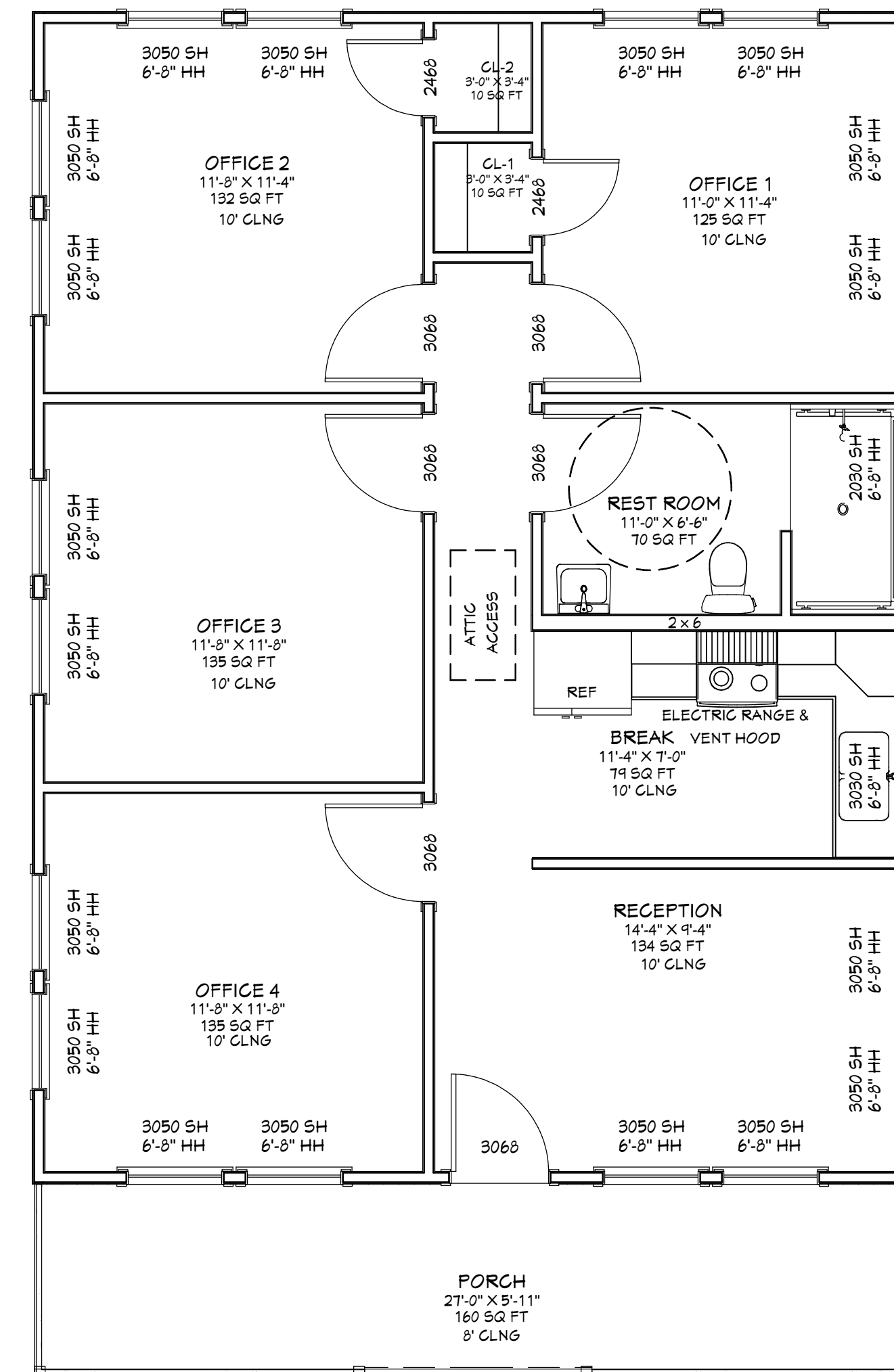


4-5" HORIZONTAL SIDING
PAINTED WHITE

4 **RIGHT ELEVATION**
SCALE: 1/4"=1'

WINDOW SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O DESCRIPTION HEADER
W01	3050 SH 6'-8" HH	18	1	3050SH	36 "	60 "	37"X61" SINGLE HUNG 2X6X40" (2)
W02	3030 SH 6'-8" HH	1	1	3030SH	36 "	36 "	37"X37" SINGLE HUNG 2X6X40" (2)
W04	2030 SH 6'-8" HH	1	1	2030SH	24 "	36 "	25"X37" SINGLE HUNG 2X6X28" (2)

DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O DESCRIPTION
D1	3068	1	1	3068 L EX	36 "	80 "	38"X83" EXT. HINGED DOOR E02
D2	3068	3	1	3068 R IN	36 "	80 "	38"X82 1/2" HINGED DOOR F10
D3	2468	1	1	2468 L IN	28 "	80 "	30"X82 1/2" HINGED DOOR F10
D4	2468	1	1	2468 R IN	28 "	80 "	30"X82 1/2" HINGED DOOR F10
D5	3068	2	1	3068 L IN	36 "	80 "	38"X82 1/2" HINGED DOOR F10



5 **DOOR & WINDOW SCHEDULES**
SCALE: 1/4"=1'

PLANS FOR:

ASHISH PATEL
308 N. BALLARD
WYLIE, TEXAS 75098

TITLE:
ELEVATIONS / SCHEDULES

SHANNON NEWSON MARK NEWSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

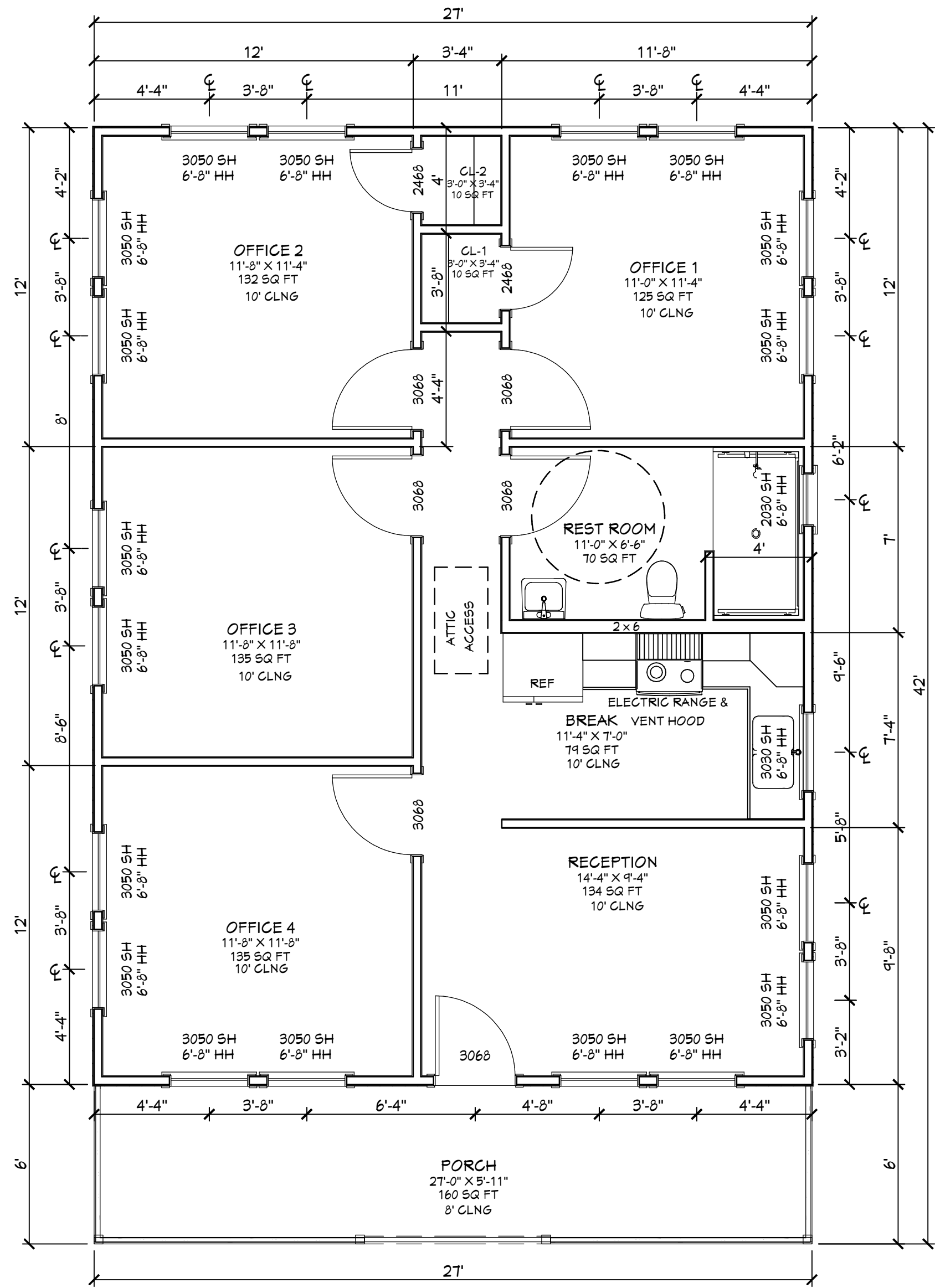
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DATE:
4/2/2023

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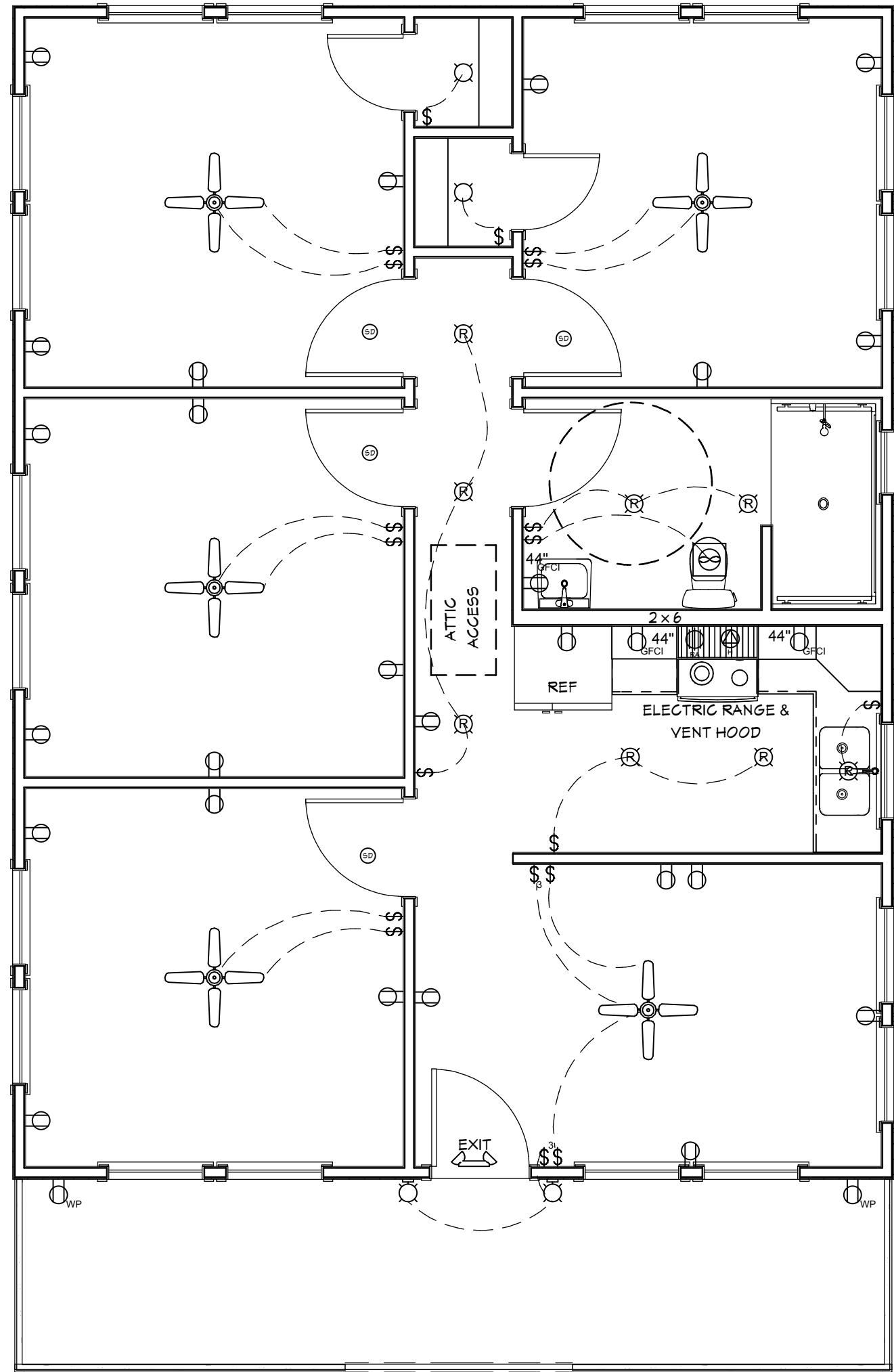
SHEET:

A-3



1 FLOOR PLAN
SCALE: 1/4"=1'

AREAS	
TOTAL A/C AREA	974 SQ. FT.
COVERED PORCH	160 SQ. FT.
TOTAL SQ FT	1134 SQ. FT.



2 ELECTRICAL PLAN
SCALE: 1/4"=1'

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel
	MOTION SENSOR SPOTLIGHT

PLANS FOR: ASHISH PATEL
308 N. BALLARD
WYLIE, TEXAS 75098

TITLE: DIMENSION PLAN / ELECTRICAL PLAN

SHANNON NENSON MARK NENSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
4/2/2023

SCALE:
AS SHOWN

SHEET:

A-4



Historic Review Commission

AGENDA REPORT

Department: Planning

Account Code: _____

Prepared By: Renae' Ollie

Subject

Consider and act upon a recommendation to the City Council regarding a request for substantial renovation to construct a new kitchen to an existing residential structure, located at 304 W. Jefferson St. within the Downtown Historic District.

Recommendation

Motion to recommend approval as presented

Discussion

OWNER/APPLICANT: Luis Gonzalez

The Owner/Applicant proposes to extend the existing residential structure by adding 285 sf for a kitchen remodel. The subject property contains an existing 912 sf residential structure. The property is zoned for residential uses only within the Downtown Historic District.

The plans indicate the addition will be to the northwest corner of the house. The 285 sf will consist of a new kitchen area and a laundry room. New exterior materials and paint will match existing materials. Composite roof shingle to match existing.

The owner desires to begin work in May with a completion in July, 2023. This item will be considered on the May 9th Council Consent Agenda.

RESIDENTIAL ADDTION AT 304 W JEFFERSON ST, WYLIE, TX



GENERAL NOTES

1. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT.
2. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, LOCAL, AND STATE CODES AND AMENDMENTS
3. -
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
5. ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING, IMMEDIATELY.
6. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT SITE AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
9. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
10. THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE INTERIOR FINISHES OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER.
11. STORE MATERIALS IN SPACES DESIGNATED BY OWNER.
12. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED TO MAINTAIN CLEAN AND SAFE PROJECT.
13. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNER.
14. -
15. THE OWNER SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATES OR APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THESE CONTRACT DOCUMENTS. HE OR SHE SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
16. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND ARCHITECT, OR OWNER, ARCHITECT AND ENGINEER.
17. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND CORRECT STUD SPACING.
18. THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, OPENINGS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE STARTING ANY CONSTRUCTION RELATED TO SAID WORK AND/OR EQUIPMENT.
19. ALL MATERIALS SHALL BE NEW AND OF PREFERRED DOMESTIC MANUFACTURE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR RECOMMENDATIONS UNLESS INDICATED OTHERWISE IN THE DRAWINGS AND SPECIFICATIONS. ANY CONFLICT FOUND BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE DRAWINGS OR SPECIFICATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER/ARCHITECT PRIOR TO INSTALLATION.

CODE SUMMARY

APPLICABLE CODES IN EFFECT FOR CITY OF WYLIE, TEXAS

ADOPTED CODE

- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2021 INTERNATIONAL FIRE CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE

CONTACT INFORMATION

- | | |
|-------------|--|
| OWNER NAME: | ARENAS LUIS ANTONIO GONZALEZ
304 W JEFFERSON ST, WYLIE, TX, 75098 |
| DESIGNER: | TDG SERVICES
8000 E US 380, SUITE #100
CROSS ROADS, TX, 76227
469-879-6130
Email: Info@thedrafterguy.com |
| STRUCTURAL | ZALA ENGINNERING
5760 Legacy dr, ste B3-533,
Plano, Tx, 75024
214-254-4420
Email: info@zalaengineering.com |

PROJECT DATA

SCOPE OF WORK: HOME ADDITION TO REAR OF PROPERTY
PROJECT ADDRESS: 304 W JEFFERSON ST, WYLIE, TX, 75098
LEGAL ADDRESS: BROWN&BURNS (CWY), BLK 11, LOT 65A 66A
YEAR OF BUILDING: 1940

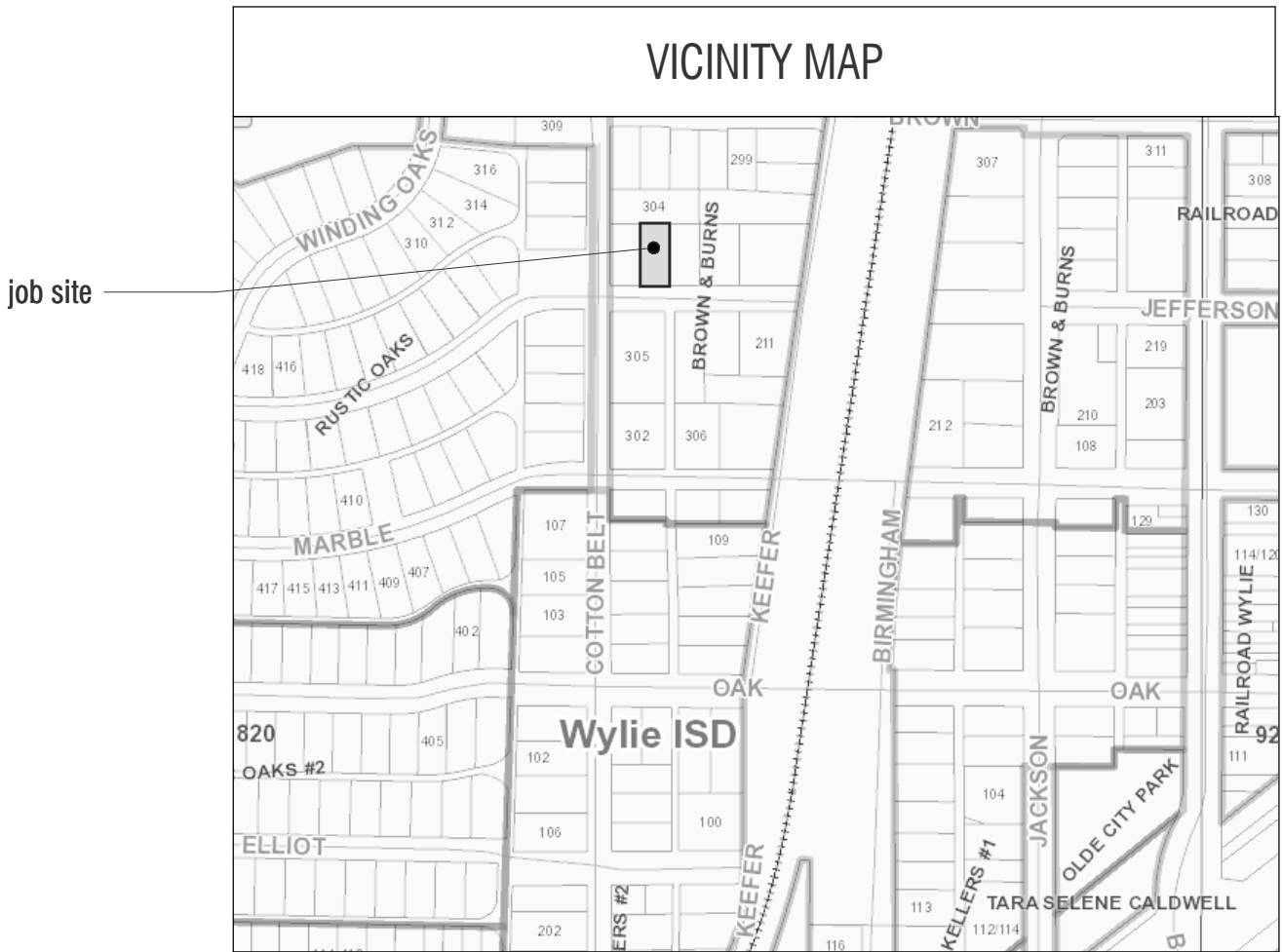
RESIDENCE (CONDITIONED AREA): 912 SF

PROPOSED ADDITION (CONDITIONED): 258 SF

TOTAL CONDITIONED: 1,170 SF

FRONT PORCH: 40 SF

LOT SIZE: 7,492 SF



REVISION TABLE	
NUMBER	DATE
REVISION BY	
DESCRIPTION	

DRAWINGS PROVIDED BY:

TDG

THE DRAFTER GUY

RESIDENTIAL & COMMERCIAL PLANS

8000 US 380 S#100, Crossroads, TX
469-879-6130 | info@thedrafterguy.com

PROJECT:

PROPOSED RESIDENTIAL ADDITION
304 W JEFFERSON ST, WYLE

CLIENT:

LUIS GONZALEZ

DESCRIPTION:

COVER PAGE

DATE:

10/31/2022

SCALE:

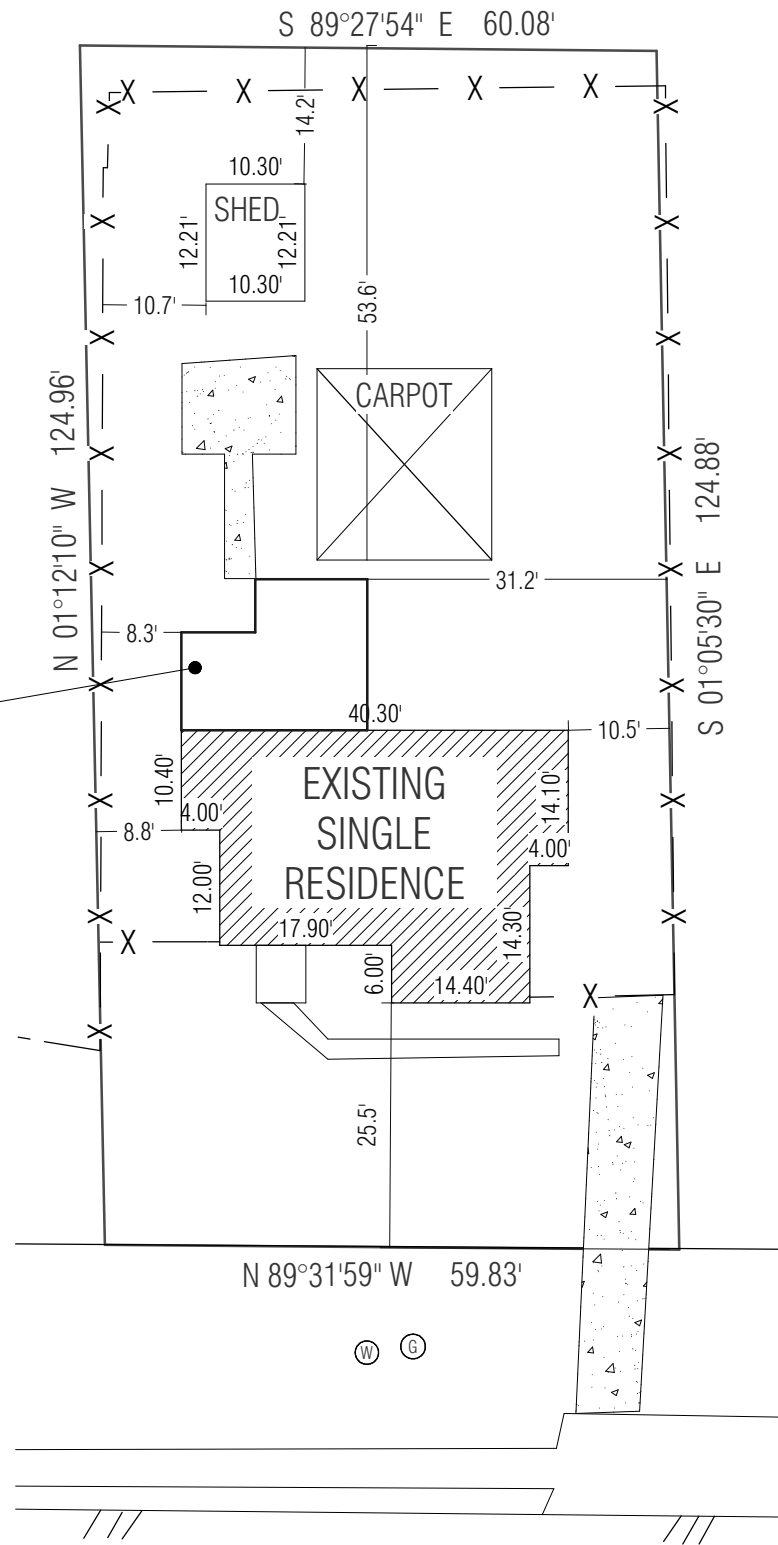
1/4" = 1'-0"

SHEET:

A.1



PROPOSED ADDITION



JEFFERSON ST

SITE PLAN

SCALE: 1"=20'

DRAWINGS PROVIDED BY:



THE DRAFTER GUY
RESIDENTIAL & COMMERCIAL PLANS

8000 US 380 S#100, Crossroads, TX
469-879-6130 / info@thedrafterguy.com

PROJECT DESCRIPTION:

ROOMS ADDITION

733 TOLLESON DR, CELINA, TX

SHEET TITLE:

SITE PLAN

SCALE:

PER DRAWING

DATE:

10/31/2022

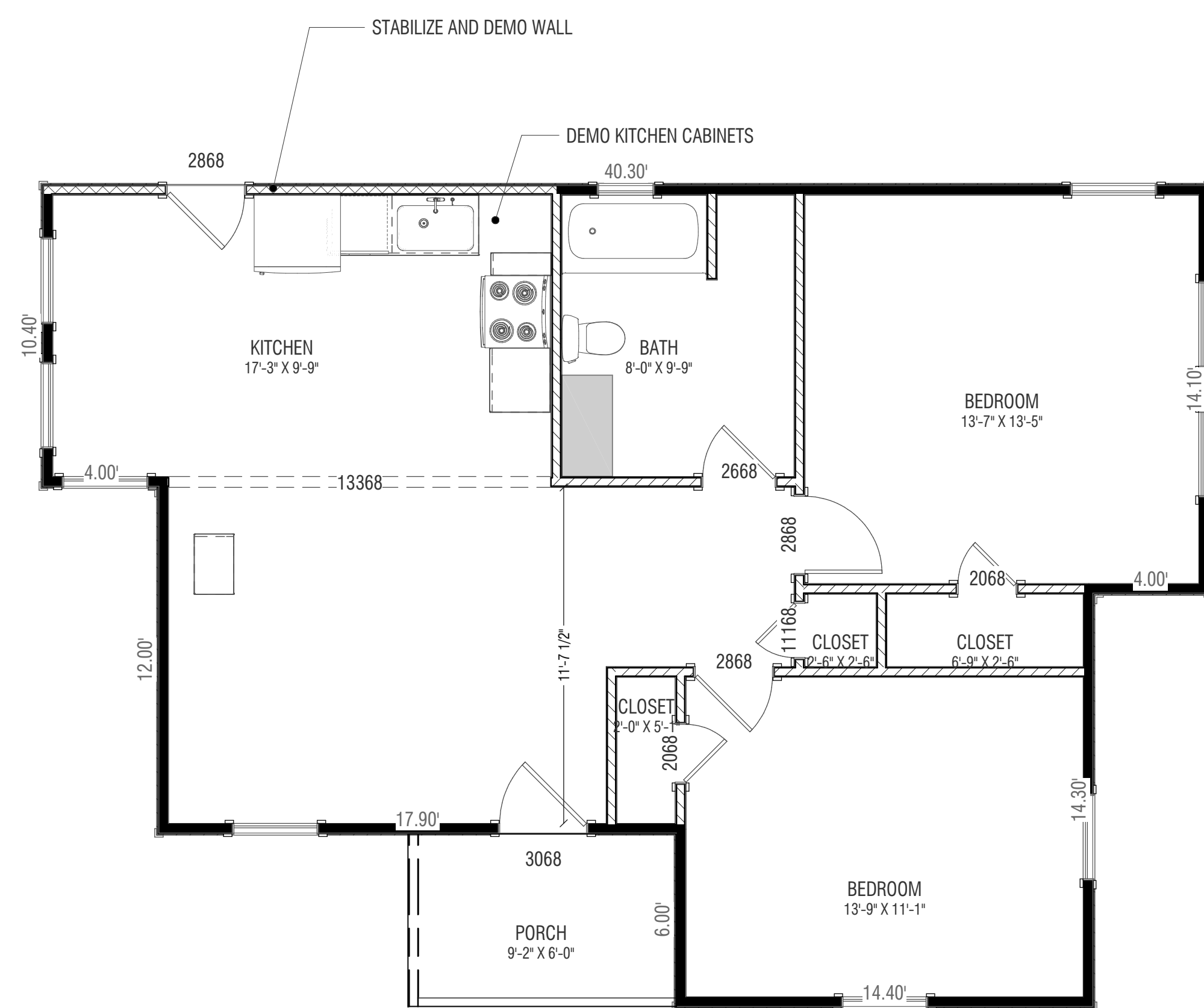
A.1.1

15

 DEMO WALL

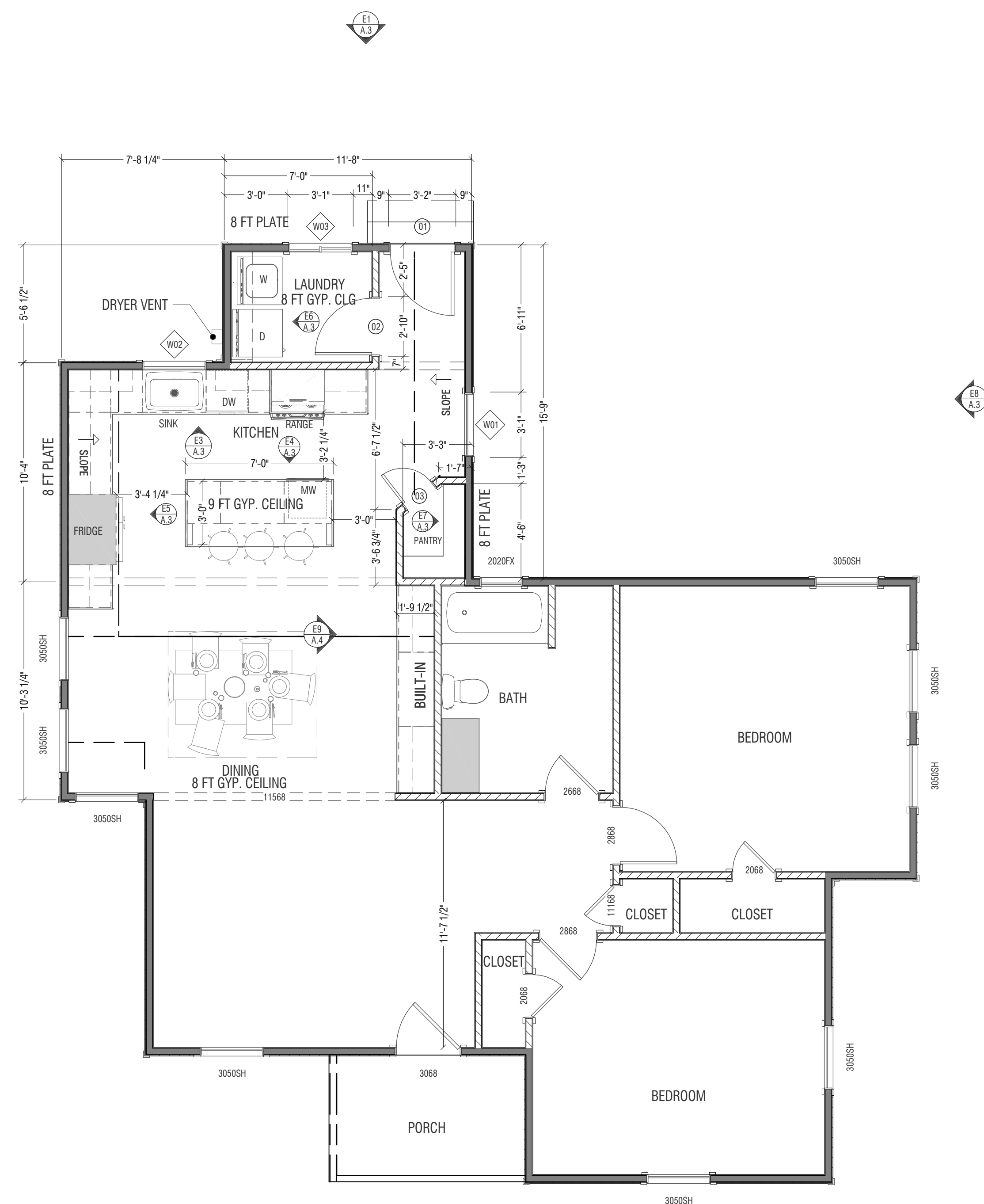
 DOOR TO BE REMOVED

 EXISTING PIPE TO BE REMOVED TO SOURCE



1 DEMO FLOOR PLAN

SCALE: 1/4"=1'



2 PROPOSED FLOOR PLAN

SCALE: 1/4"=1'

DOOR SCHEDULE						
NUMBER	QTY	TYPE	DIMENSIONS	HEIGHT	THICKNESS	COMMENTS
Q1	1	HINGED	36"x80"x1 3/4" L X	80"	1 3/4"	
Q2	1	HINGED	32"x80"x1 3/8" L IN	80"	1 3/8"	
Q3	1	HINGED	20"x80"x1 3/8" L IN	80"	1 3/8"	

WINDOW SCHEDULE							
NUMBER	QTY	TYPE	DIMENSIONS	TOP	WIDTH	HEIGHT	COMMENTS
W01	1	SINGLE HUNG	36"X60"SH	82"	36 "	60 "	
W02	1	SINGLE HUNG	36"X36"SH	82"	36 "	36 "	
W03	1	LEFT SLIDING	36"X24"LS	82"	36 "	24 "	

REVISION TABLE		
NUMBER	DATE	REVISION BY DESCRIPTION

DRAWINGS PROVIDED BY:

 **THE DRAFTER GUY**

RESIDENTIAL & COMMERCIAL PLANS

8000 US 380 S#100, Crossroads, TX
409-579-9130  info@thedrafterguy.com

PROJECT: **PROPOSED RESIDENTIAL ADDITION
304 W JEFFERSON ST, WYLLIE**

CLIENT:
LUIS GONZALEZ

DESCRIPTION:

FLOOR PLAN

DATE: 10/31/2022

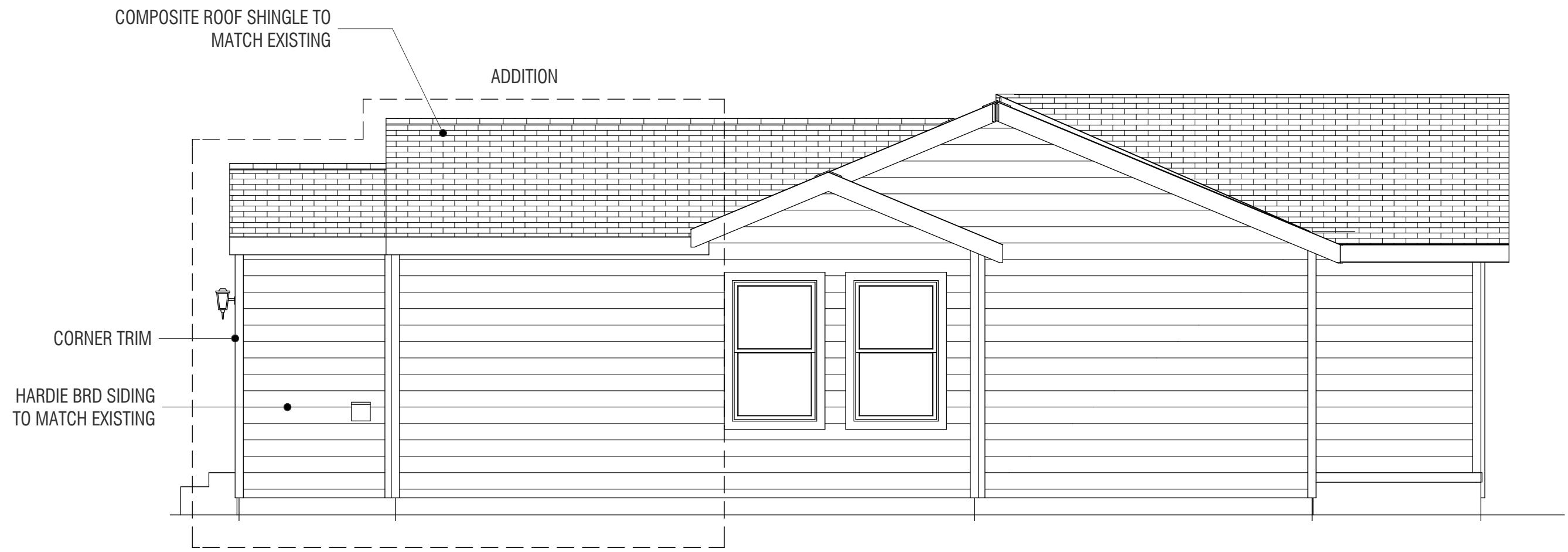
SCALE:
 $1/4" = 1'-0"$

SHEET:
A.2



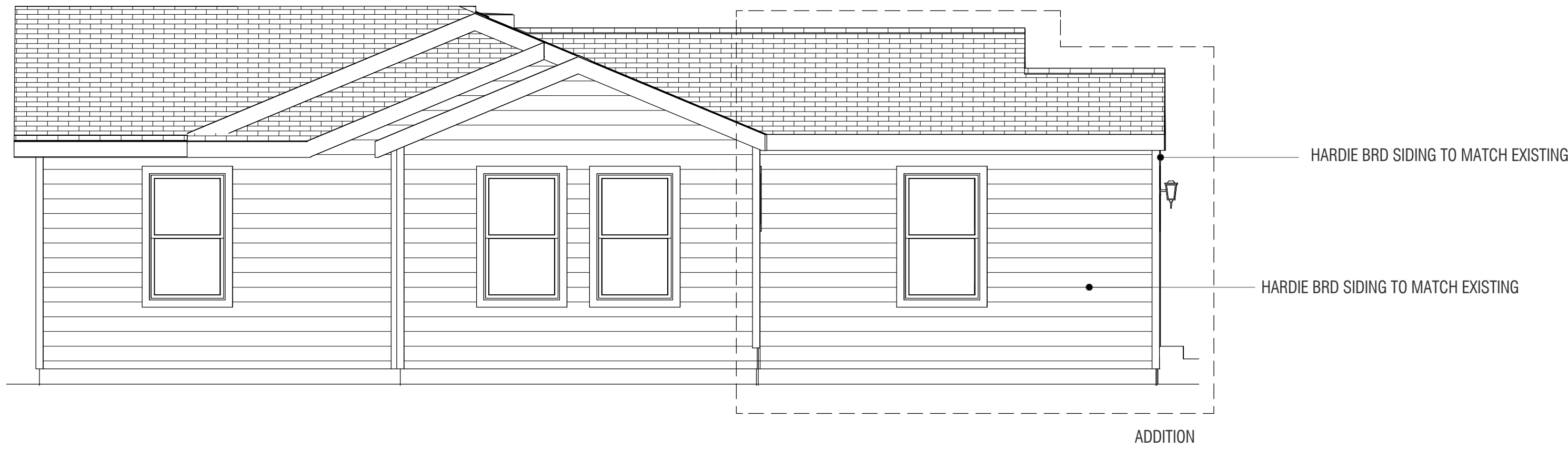
1 FRONT ELEVATION

SCALE: 1/4"=1'



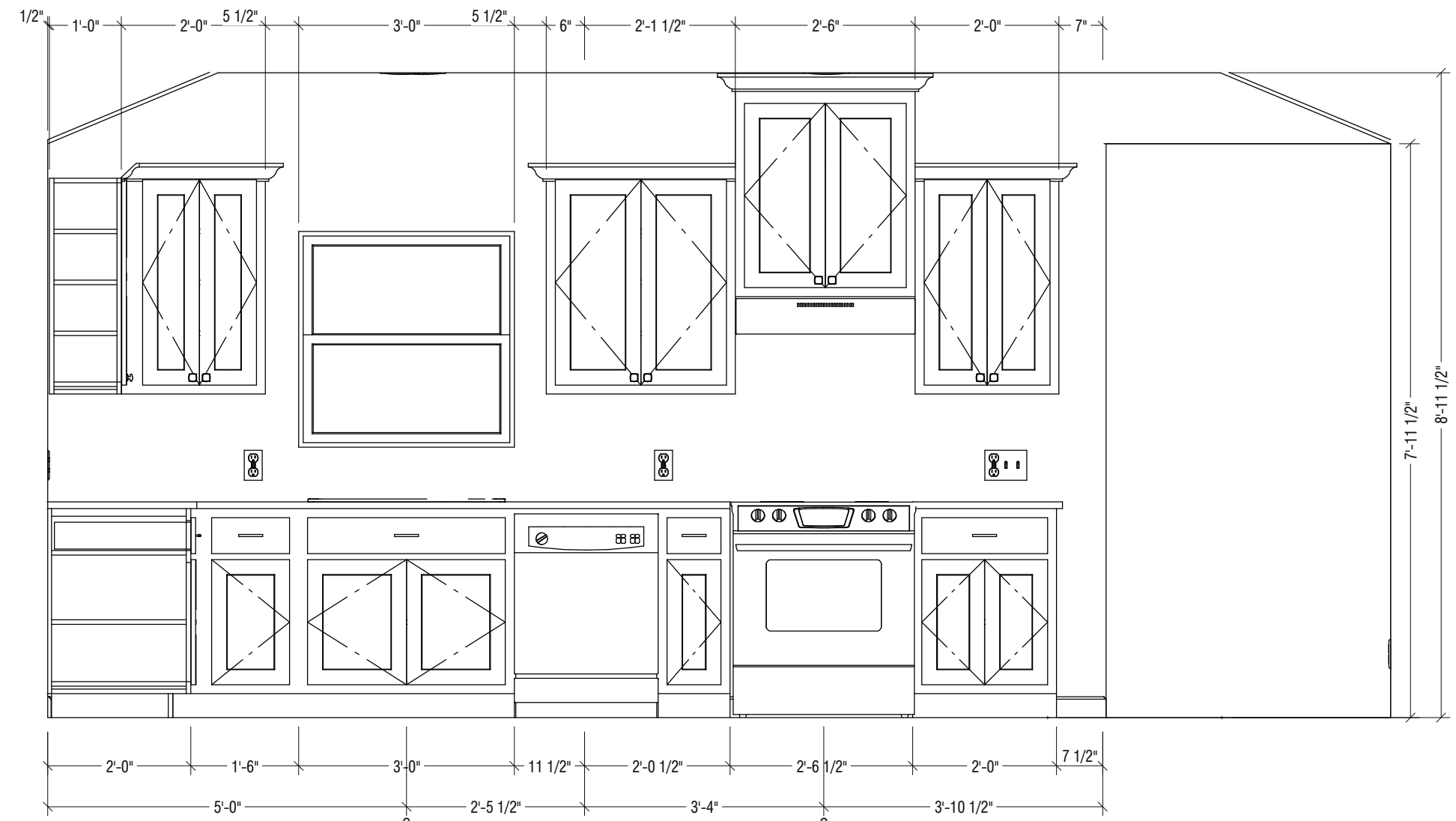
2 REAR ELEVATION

SCALE: 1/4"=1'

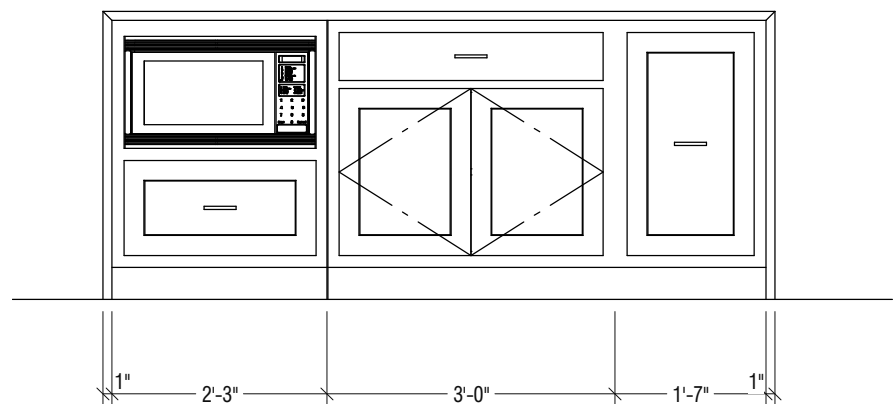


3 SIDE ELEVATION

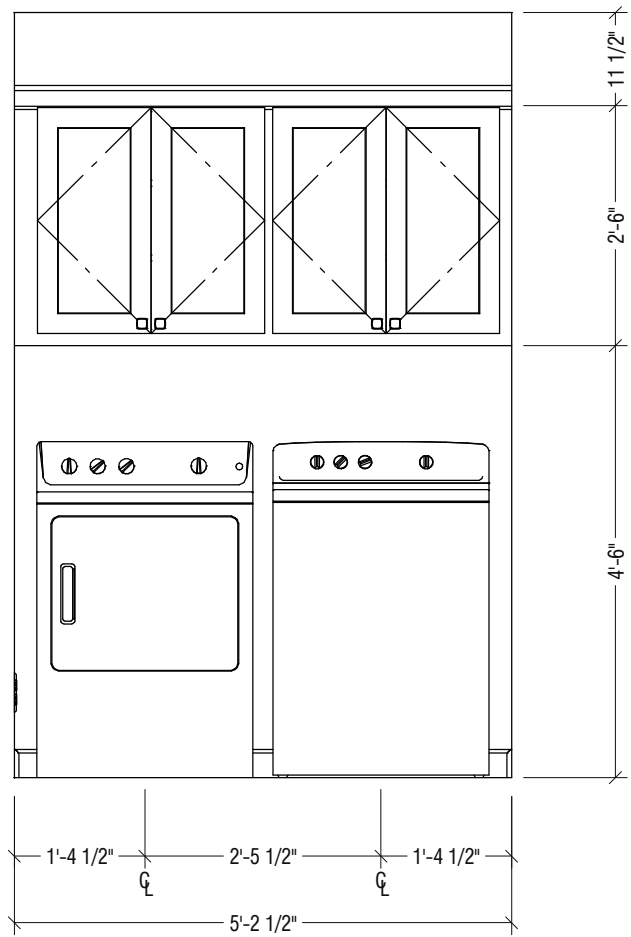
SCALE: 1/4"=1'



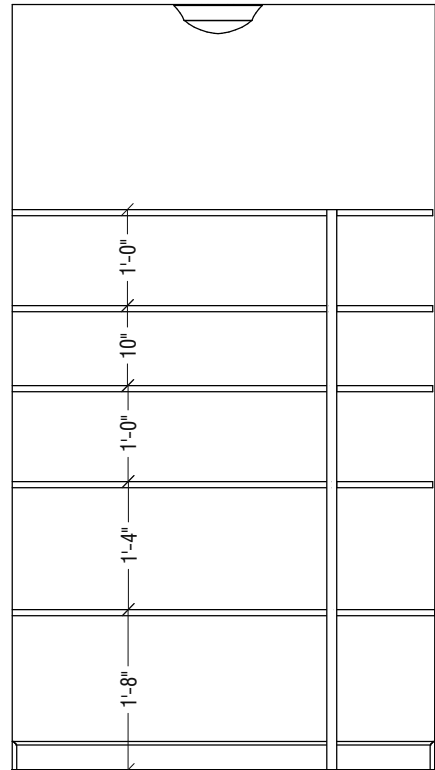
Elevation SINK WALL



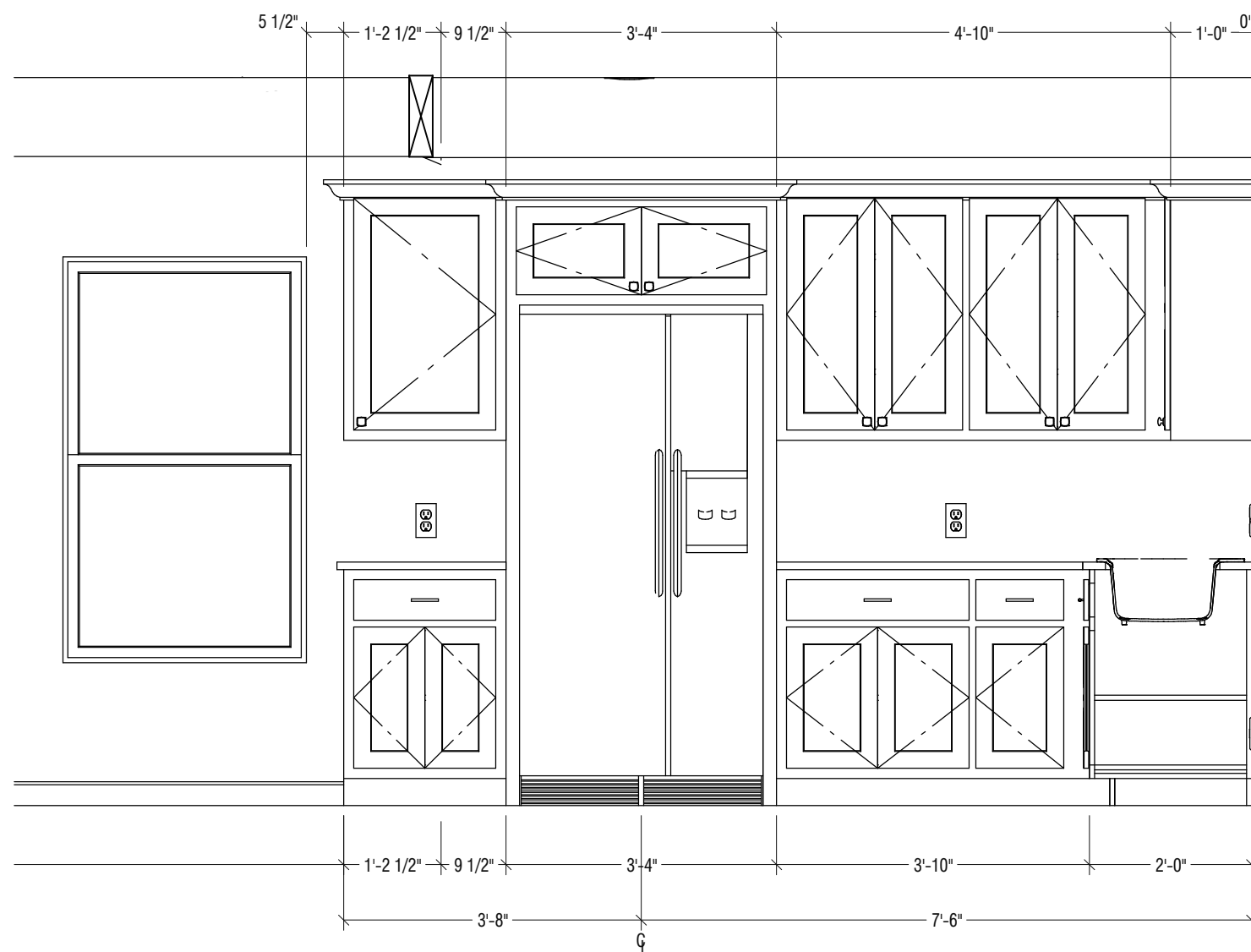
Elevation Island



Elevation laundry



Elevation pantry



Elevation fridge

REVISION TABLE		NUMBER	DATE	REVISED BY	DESCRIPTION

DRAWINGS PROVIDED BY:

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PROJECT:

PROPOSED RESIDENTIAL ADDITION

304 W JEFFERSON ST, WYLE

CLIENT:

LUIS GONZALEZ

DESCRIPTION:

ELEVATIONS

DATE:

10/31/2022

SCALE:

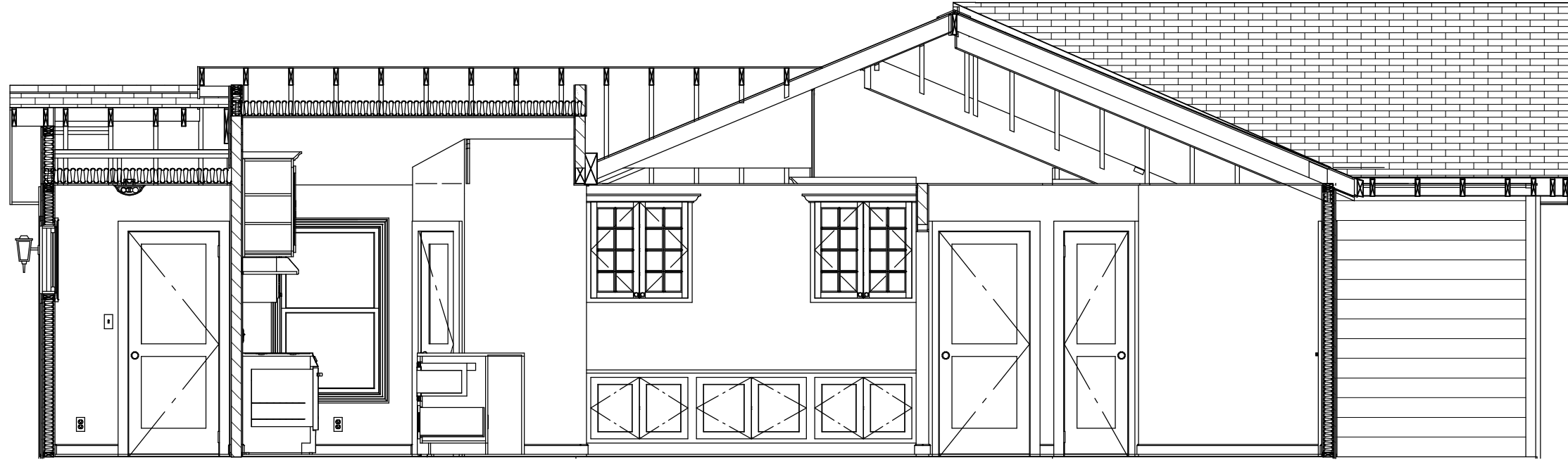
1/4"= 1'-0"

SHEET:

A.3



1 **ROOF PLAN** SCALE: 1/4"=1'



SECTION A

THE DRAFTER GUY
RESIDENTIAL & COMMERCIAL PLANS
8000 US 380 S#100, Crossroads, TX
409-579-6330 | info@thedrafterguy.com

REVISION TABLE
NUMBER | DATE | REVISED BY | DESCRIPTION

PROJECT:
**PROPOSED RESIDENTIAL ADDITION
304 W JEFFERSON ST, WYLE**

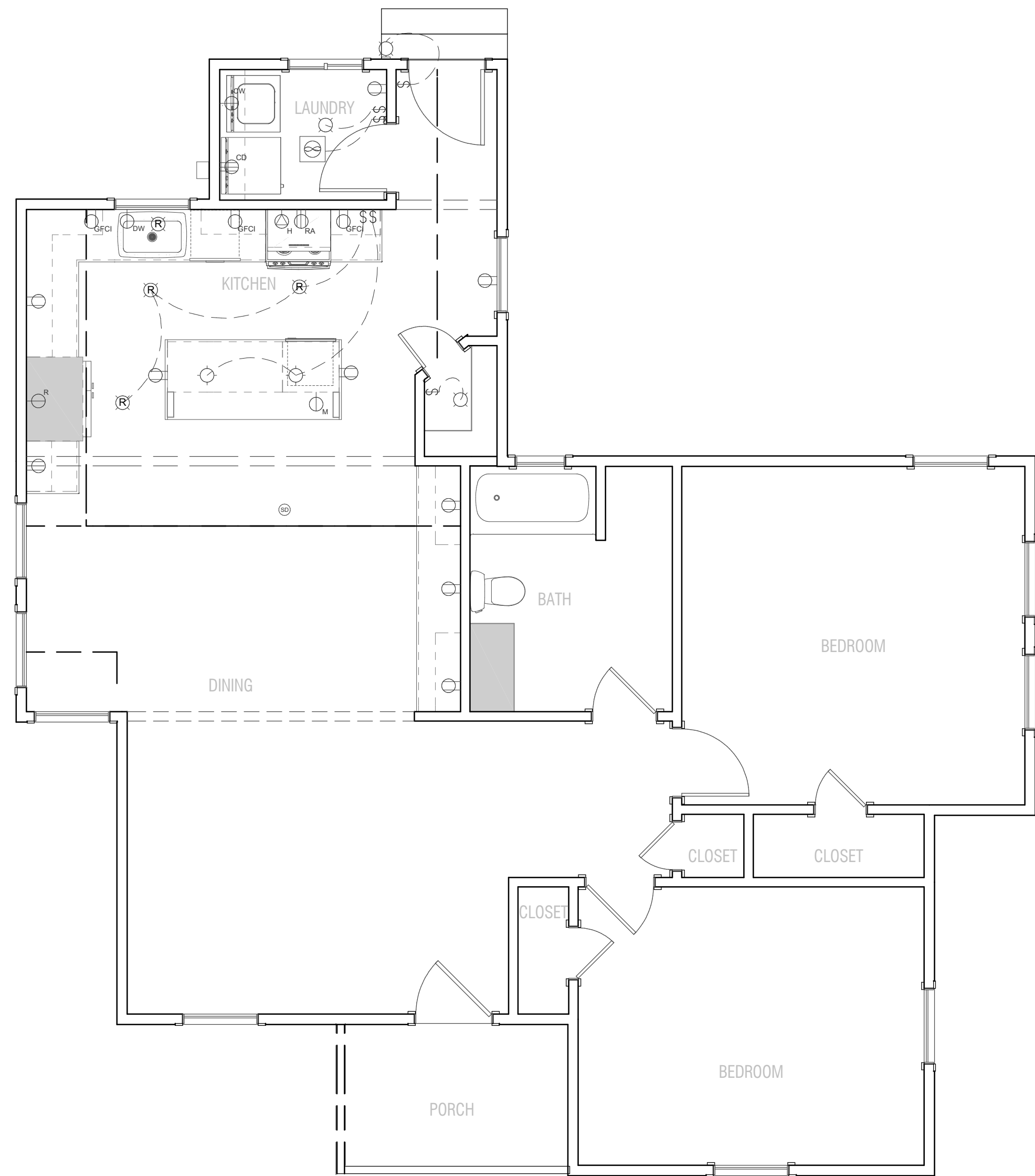
CLIENT:
LUIS GONZALEZ

DESCRIPTION:
ROOF PLAN

DATE:
10/31/2022

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

SHEET:
A.4



3

ELECTRICAL PLAN

SCALE:1/4"=1'

ELECTRICAL - DATA - LEGEND	
SYMBOL	DESCRIPTION
	Existing 2X4 Fluorescent Troffer
	Track lighting, 24" track, H Type, led line voltage, 3000k
	Can Light, Existing
	Single Pole switch
	Duplex Receptacle, ground fault circuit interrupter
	Duplex Receptacle
	Exhaust Fan
	Exhaust Fan w/light
	Wall Jacks: CAT5
	Thermostat
	Emergency Exit lighting, existing, batt. backup.
	Ceiling Fan, 44" , flush mount
	Light Fixture, flush mount
	Light Fixture, pendant
	RECEPTACLE, SINGLE, FRIDGE
	Receptacle, range hood, 72" AFF
	Receptacle, Electric range, 5" AFF

GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL DEVICES AND WORK SHALL COMPLY WITH THE HIGHEST STANDARD OF THE GOVERNING ELECTRICAL CODE.
2. PERFORMANCE STANDARDS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND APPROVAL AGENCIES.
3. ALL DEVICES SHALL BE U.L. APPROVED AND BEAR U.L. LABELS.
4. UNLESS NOTED OTHERWISE, ALL SWITCHES AND OUTLET HEIGHTS SHALL BE AS NOTED ON THESE DRAWINGS.
- 1)15" O.C. STANDARD OUTLET
2)40" O.C. TO OUTLET ABOVE 30" CABINET
3)48" O.C. TO OUTLET ABOVE 36" CABINET
4)30" O.C. TO OUTLET OR SWITCH AT SIDE OF CABINET
5. SWITCH AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO (4) FOUR WHEN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE GROUPED UNDER (1) ONE PLATE.
6. VERIFY SERVICES AND LOCATION REQUIREMENTS FOR ALL APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.

REVISION TABLE	
NUMBER	DATE
REVISION	DESCRIPTION

DRAWINGS PROVIDED BY:

TDG

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PROJECT:

PROPOSED RESIDENTIAL ADDITION
304 W JEFFERSON ST, WYLE

CLIENT:

LUIS GONZALEZ

DESCRIPTION:

ELECTRICAL
PLAN

DATE:

10/31/2022

SCALE:

1/4"= 1'-0"

SHEET:

A.5