## 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.

#### Stephanie Storm, City Secretary

Date Notice Removed

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:	А
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

Account Code:

**Prepared By:** 

Renae' Ollie

#### 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.



- 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. 1. 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, LIGHTING, 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 CURRENT RECOGNIZED BY THE CITY OF WYLIE, COLLIN COUNTY, TEXAS.

#### 1. ALL EXTERIOR WALLS SHALL BE 2 × 4 U.N.O.

- 2. ALL INTERIOR WALLS SHALL BE 2 × 4 U.N.O.
- 4. ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
- 5. SLIGHT ADJUSTMENT IN WALL LOCATIONS UP TO 1" SHALL BE MADE IN ORDER TO GET
- 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.

PERSPECTIVE VIEW NTS

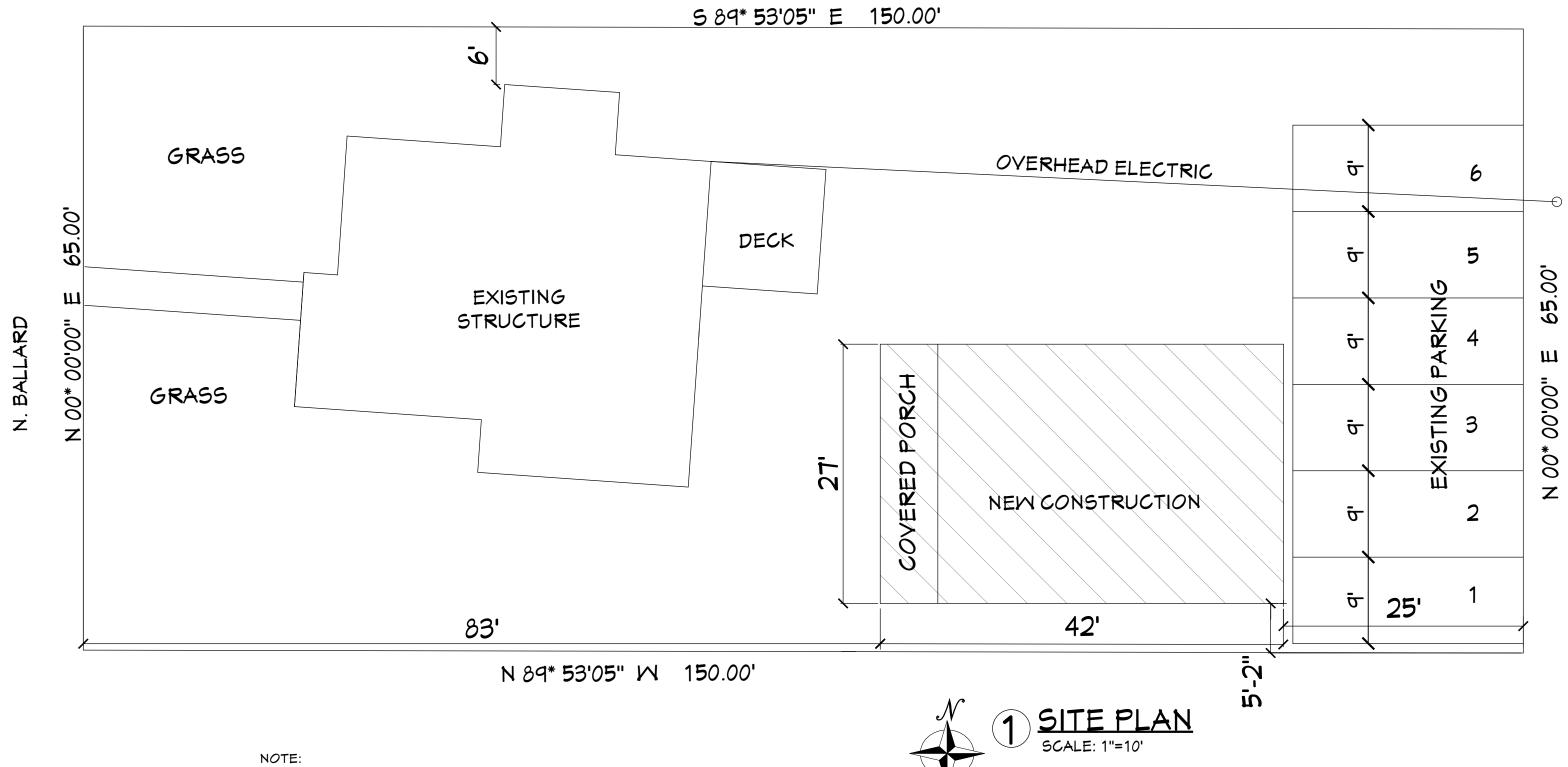
CONTRACTOR NOTES:

3. ALL FINISHED WALLS SHALL BE FIELD VERIFIED PRIOR TO ANY CUSTOM CABINETRY.

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

	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		

04/27/20	23 Item 1.
PLANS FOR: ASHISH PATEL 308 N. BALLARD WYLIE, TEXAS 75098	
TITLE: COVER SHEET	
SHANNON NEMSON MARK NEMSOM SHANNON NEMSON BARNA MARK NEMSOM SHANNON MARK NEMSOM SHANNON MARK NEMSOM SHANNON MARK NEMSOM DEADADADADADADADADADADADADADADADADADADA	
SHEET:	



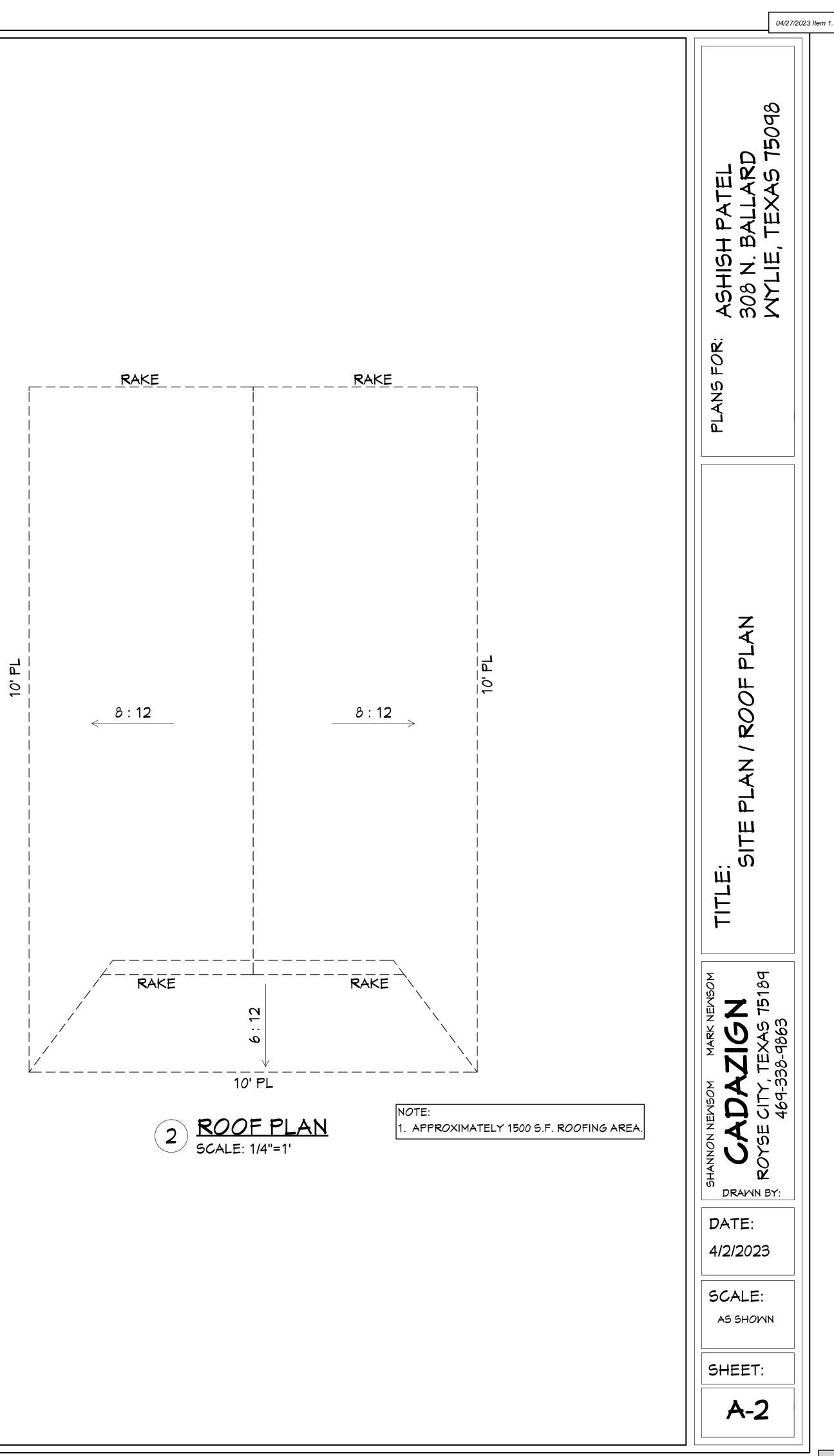
1. TOPOGRAPHICAL INFORMATION SUPPLIED BY A THIRD PARTY.

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

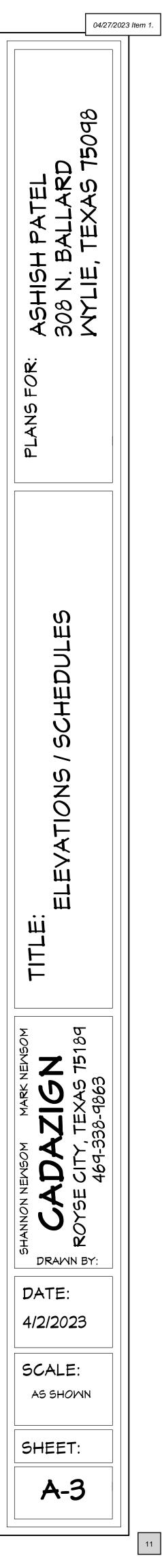


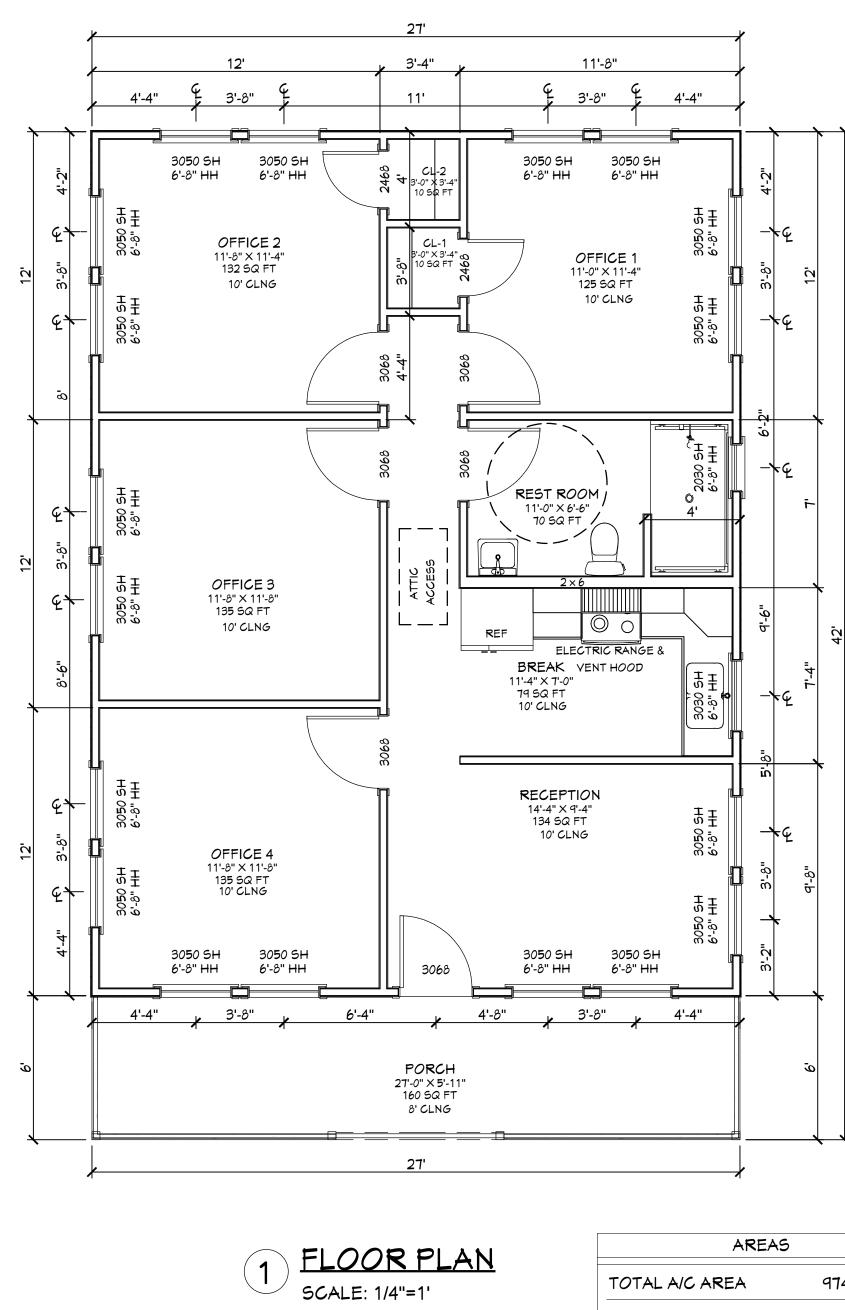




	WINDOW SCHEDULE							
	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/0	DESCRIPTION	HEADER
H H	18	1	3050SH	36 "	60 "	37"×61"	SINGLE HUNG	2×6×40" (2)
H 4	1	1	30305H	36 "	36 "	37"X37"	SINGLE HUNG	2×6×40" (2)
₩ 4	1	1	20305H	24 "	36 "	25"×37"	SINGLE HUNG	2×6×28" (2)

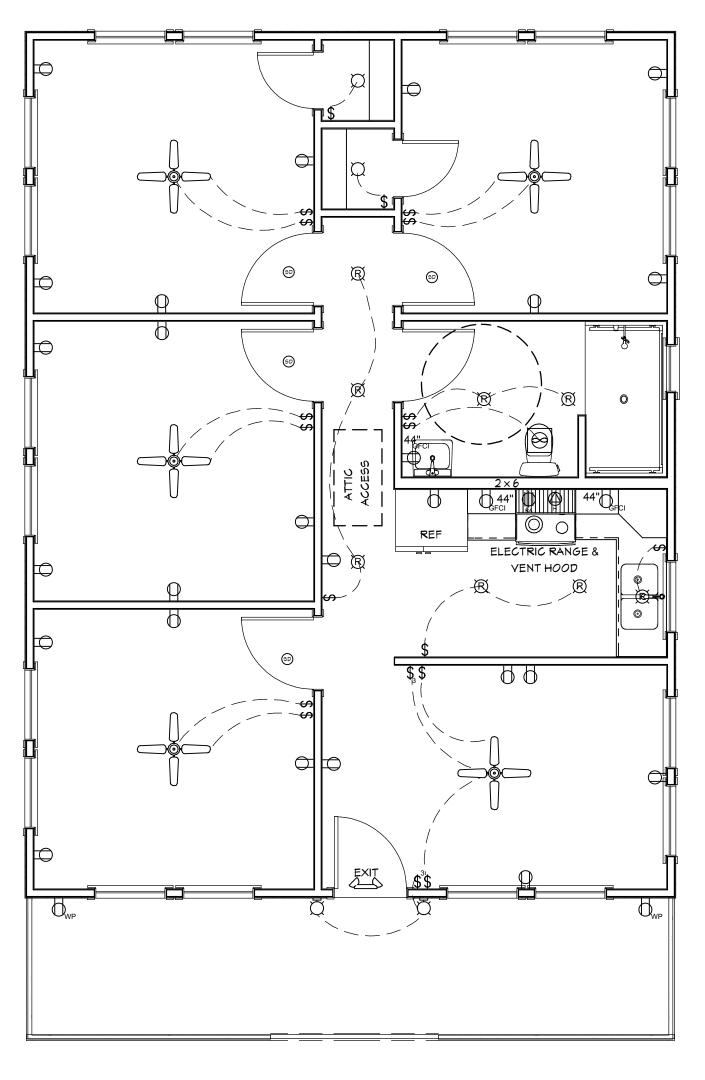
		De	DOR SCI	HEDULE		
QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/0	DESCRIPTION
1	1	3068 L EX	36 "	80 "	38"X83"	EXT. HINGED-DOOR E02
3	1	3068 R IN	36 "	80 "	38"X82 1/2"	HINGED-DOOR P10
1	1	2468 L IN	28 "	80 "	30"X82 1/2"	HINGED-DOOR P10
1	1	2468 R IN	28 "	80 "	30"X82 1/2"	HINGED-DOOR P10
2	1	3068 L IN	36 "	80 "	38"X82 1/2"	HINGED-DOOR P10





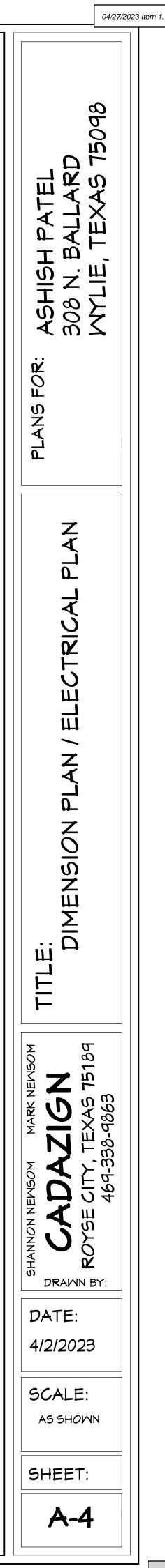
COVERED

AREAS	
/C AREA	974 SQ. FT.
DPORCH	160 SQ. FT.
Q FT	1134 SQ. FT.



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

ELEC	TRICAL - DATA - AUDIO LEGEND
SYMBOL	
×	Ceiling Fan
8 8	Ventilation Fans: Ceiling Mounted, Wall Mounted
¤®⊕∞	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
Q Q	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
$\bigcirc$	Chandelier Light Fixture
	Fluorescent Light Fixture
•	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
\$ <sup>WP</sup> \$ <sup>3</sup> \$ <sup>4</sup> \$	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
™\$ <sup>™</sup> \$	Switches: Dimmer, Timer
AV Control A	Audio Video: Control Panel, Switch
SP SP	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
☑	Intercom
φ	Thermostat
	Door Chime, Door Bell Button
le e	Smoke Detectors: Ceiling Mounted, Wall Mounted
EP	Electrical Breaker Panel
Þ	MOTION SENSOR SPOTLIGHT





# 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 ADDITION AT 304 W JEFFERSON ST, WYLIE, TX



## **GENERAL NOTES**

- amii iar with the JNCERTAINTY 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

## PROJECT DATA

SCOPE OF WORK: YEAR OF BUILDING: 1940

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

RESIDENCE (CONDITIONED AREA): 912 SF

PROPOSED ADDITION (CONDITIONED): 258 SF

TOTAL CONDITIONED: 1,170 SF

FRONT PORCH: 40 SF

LOT SIZE: 7,492 SF

## 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

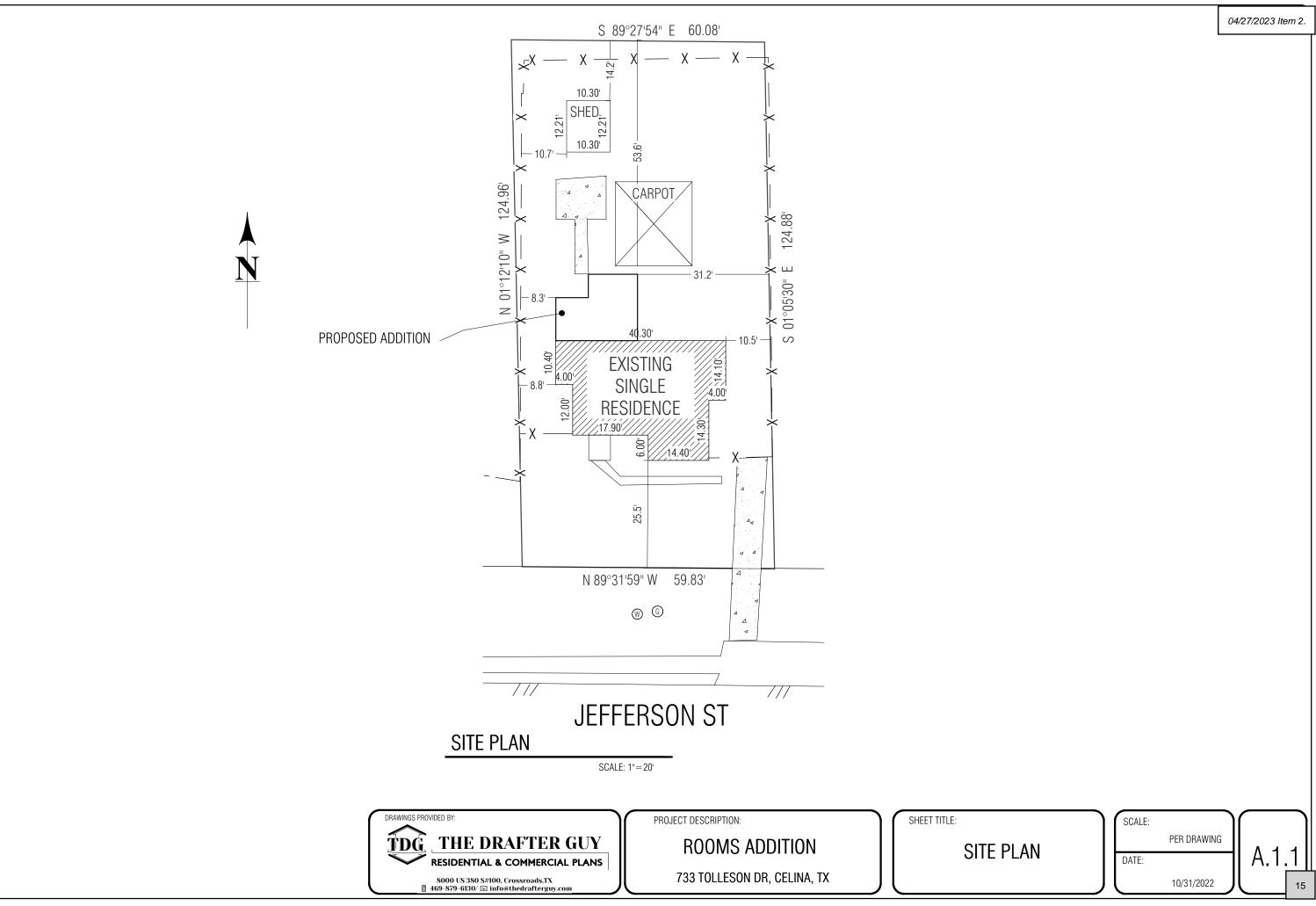
Email: info@zalaenginnering.com

		VICINITY MAP	
job site ———	418 410 01	299 304 S2 05 Q2 211 02 306 212	307 307 307 307 308 RAILROAD 308 219 210 203 108
	410 MARBLE 417 415 413 411 409 407 40 2 40 2 40 2		

ELLIOT-

A SELENE CALDWELL







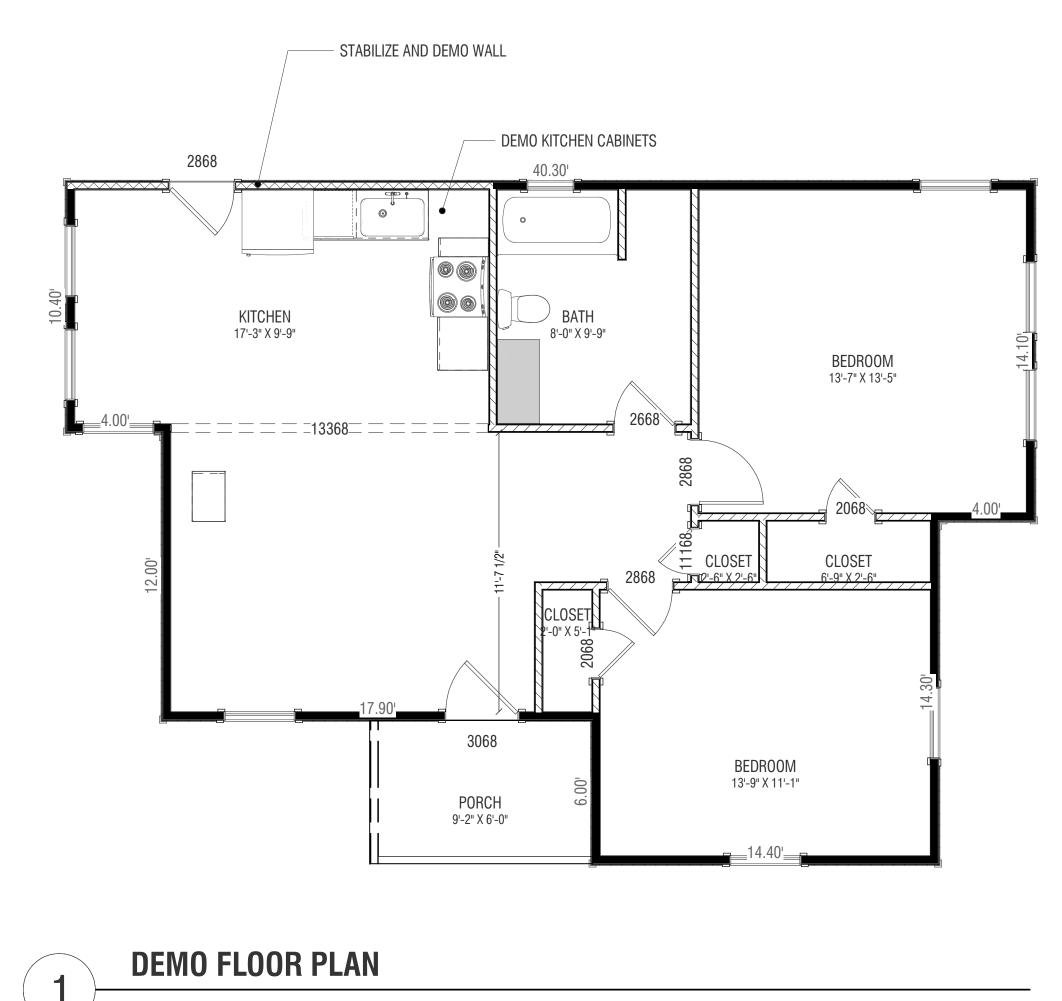


DEMO WALL

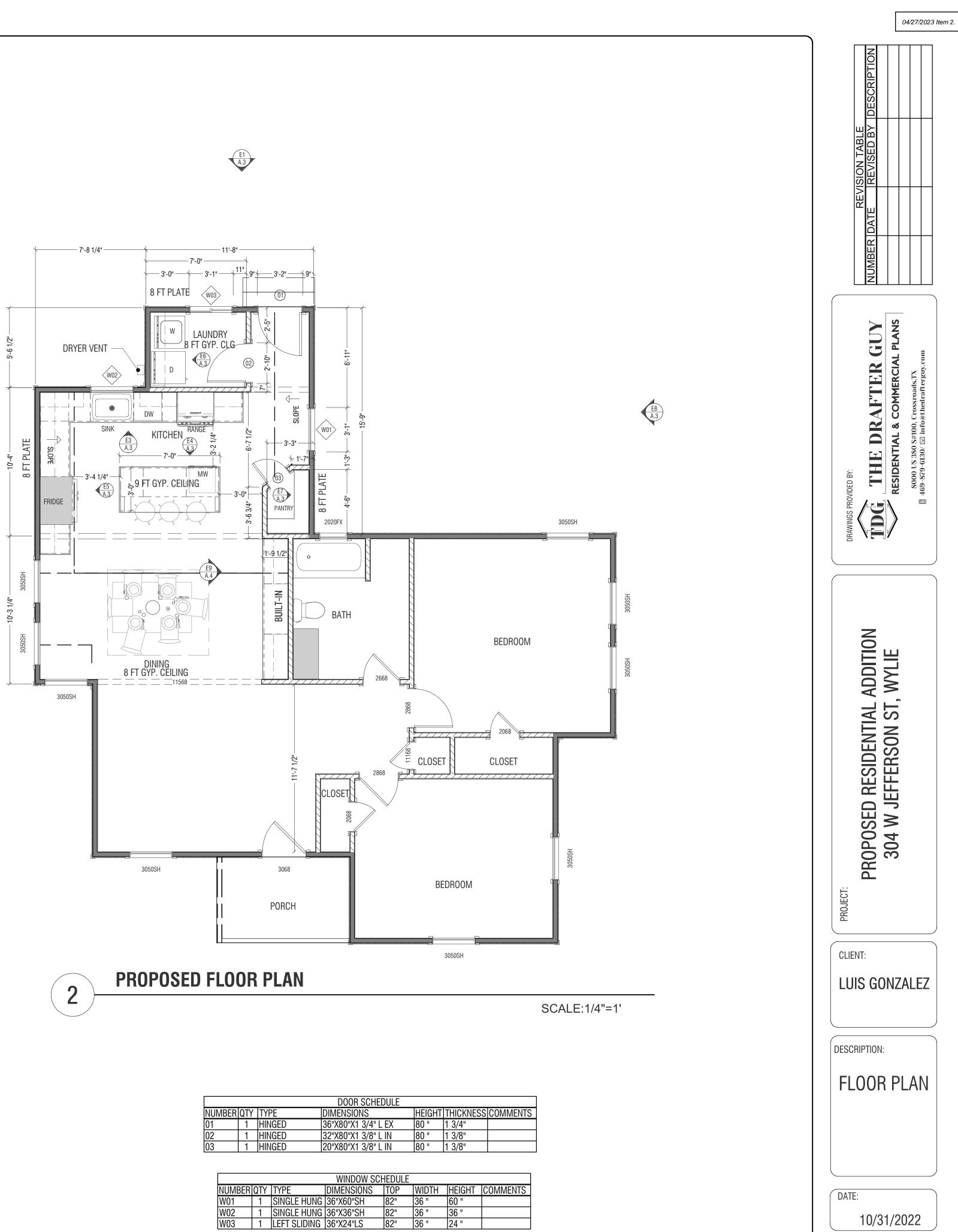
DOOR TO BE REMOVED



EXISTING PIPE TO BE REMOVED TO SOURCE.





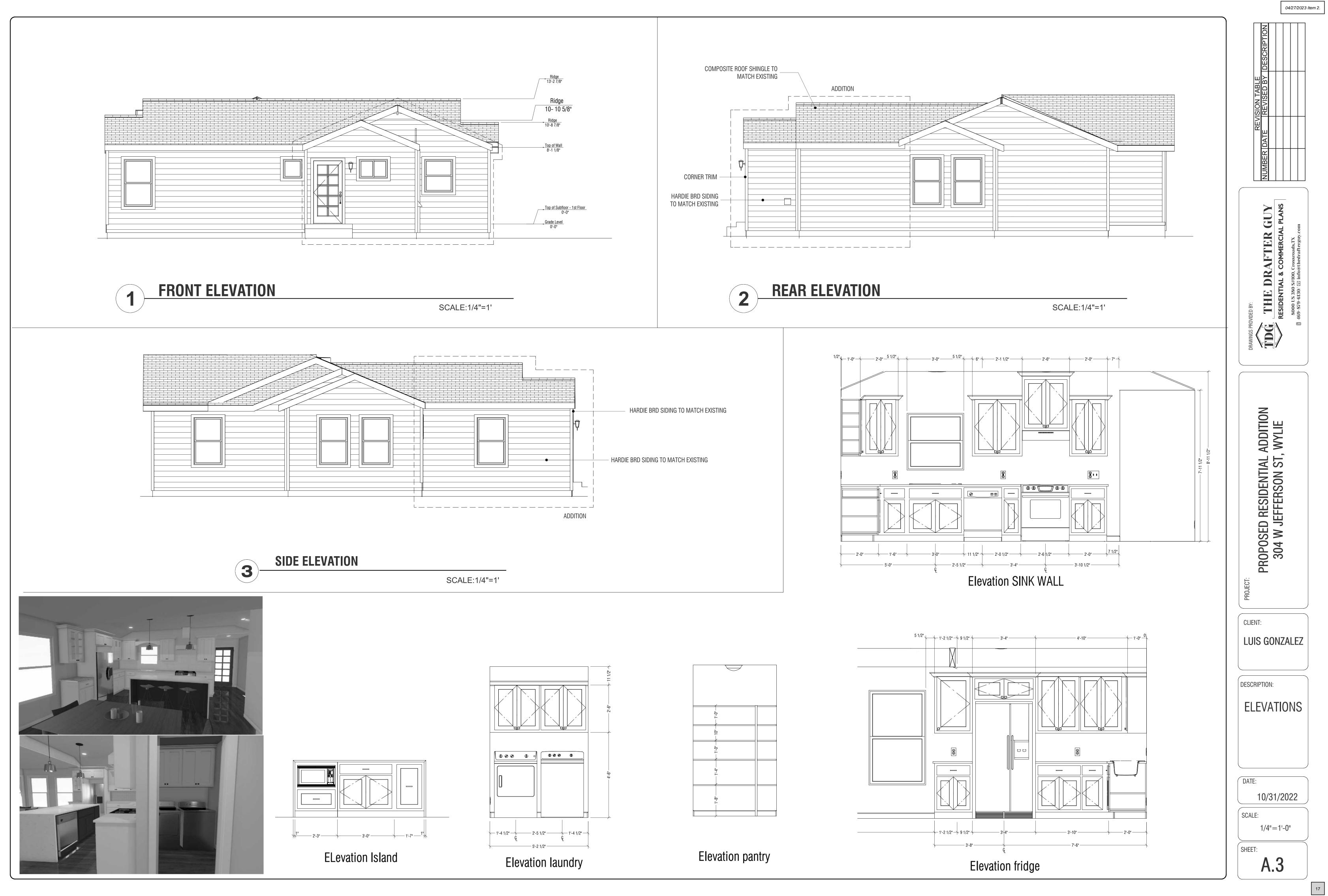


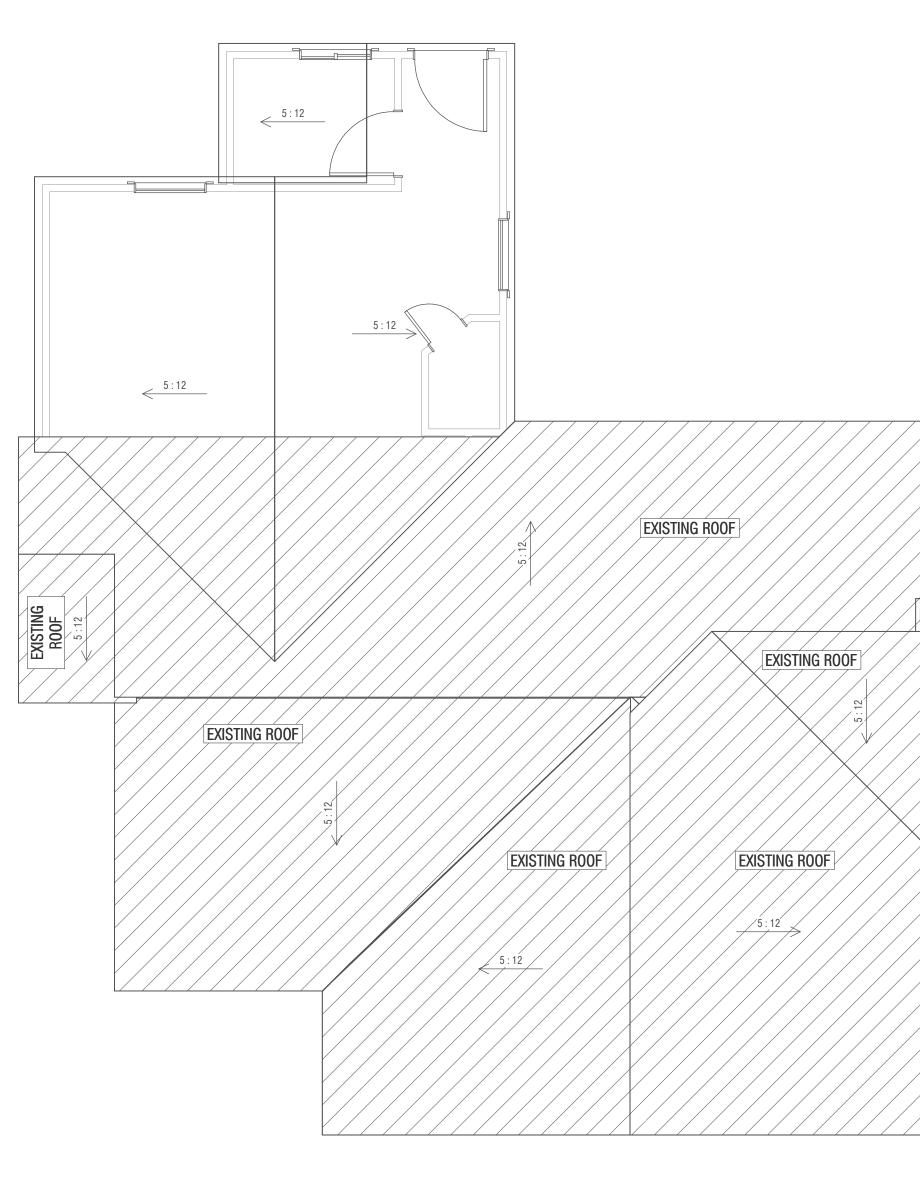
A.2

SCALE:

SHEET:

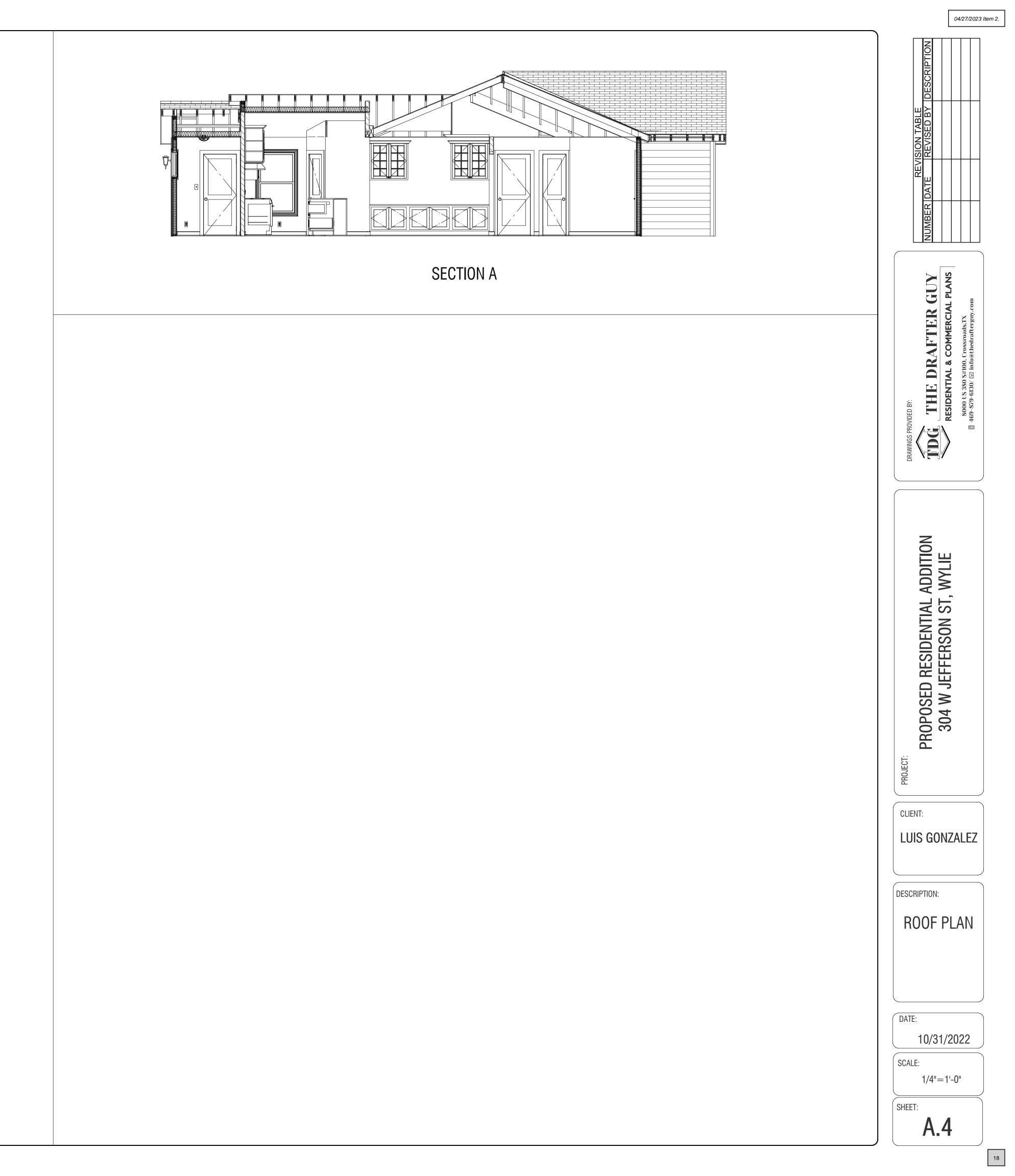
1/4"=1'-0"



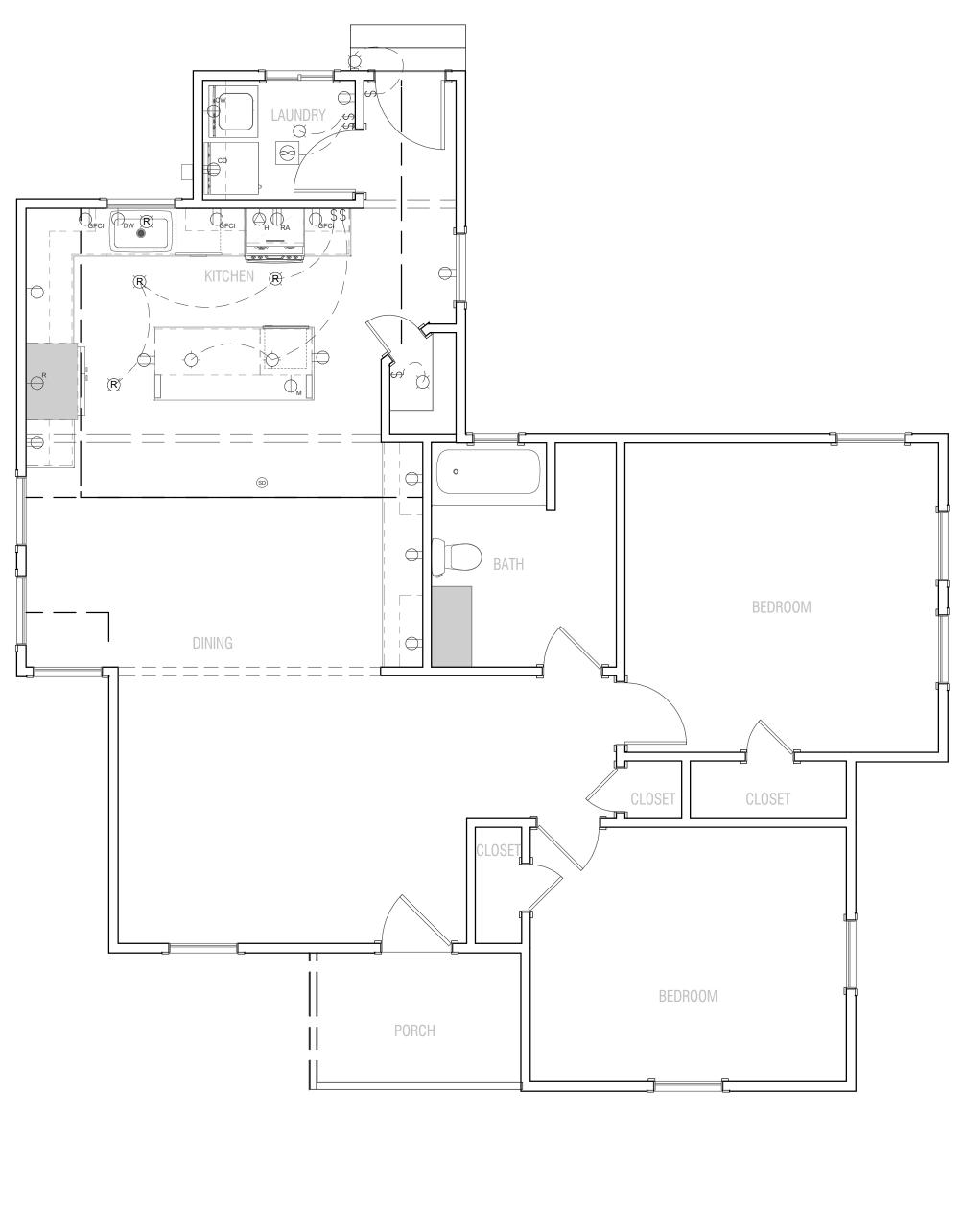




SCALE:1/4"=1'

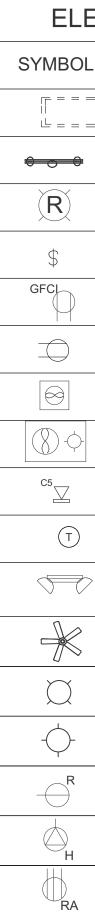






**ELECTRICAL PLAN** 

SCALE:1/4"=1'



## GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL DEVICES AND WORK SHALL COMPLY WITH THE HIGHEST STANDARD OF THE GOVERNING ELECTRICAL CODE.

2. PERFORMANCE STANDARDS SH 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 C GROUPED UNDER (1) ONE PLATE.

6. VERIFY SERVICES AND LOCATION REQUIREMENTS FOR ALL APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.

E	CTRICAL - DATA - LEGEND
L	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
7	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

2. PERFORMANCE STANDARDS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND

5. SWITCH AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO (4) FOUR WHEN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE

04/27/2023 Item 2.
REVISION TABLE REVISED BY
ABER DATE
NUMBER
DRAWINGS PROVIDED BY: TOTO TOTO THE DRAFTER GUY RESIDENTIAL & COMMERCIAL PLANS 8000 US 380 S#100, Crossroads,TX 469-879-6130/ 🖾 info@thedrafterguy.com
PROFOSED 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