

# Wylie Historic Review Commission Regular Meeting

December 19, 2024 – 5:00 PM

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



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## CALL TO ORDER

## 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.*

## PRESENTATIONS

## 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, approval of the meeting minutes from the November 21, 2024 Historic Review Commission Meeting.

## REGULAR AGENDA

1. Consider and act upon a recommendation to the City Council regarding construction of a new Residential structure in accordance with Ordinance No. 2022-34. Property located at 100 S. Cottonbelt St. within the Downtown Historic District.

## EXECUTIVE SESSION

## RECONVENE INTO OPEN SESSION

*Take any action as a result from Executive Session.*

## ADJOURNMENT

## CERTIFICATION

I certify that this Notice of Meeting was posted on December 13, 2024 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.

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Stephanie Storm, City Secretary

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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: A

Prepared By: Gabby Fernandez

### **Subject**

Consider and act upon meeting minutes from the November 21, 2024, Historic Review Commission Regular Meeting.

### **Recommendation**

Motion to approve as presented.

### **Discussion**

The minutes are attached for your consideration.



# Wylie Historic Review Commission Regular Meeting

November 21, 2024 – 6:00 PM

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



## CALL TO ORDER

Interim Chair Krisleigh Hoermann called the meeting to order at 6:00 p.m. In attendance were Commissioner Kali Patton, Commissioner Tommy Todd and Commissioner Edwin Caffrey. Staff present were Deputy City Manager Renae' Ollie, Director of Community Services Jasen Haskins and Former Administrative Assistant Mary Bradley. Absent was Chair Sandra Stone and Vice-Chair Allison Stowe.

## 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.*

None approached the Commission.

## 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, approval of the meeting minutes from the September 26, 2024, Historic Review Commission Meeting.

### Commission Action on Consent Agenda

A motion was made by Commissioner Patton and seconded by Commissioner Hughes to approve the Consent Agenda with correction to Commissioner Edwin Caffrey's name spelling. A vote was taken and carried 5 – 0.

## REGULAR AGENDA

1. Hold a public hearing to consider, and act upon a recommendation to the Planning and Zoning Commission regarding amendments to Zoning Ordinance 2015-09, Article 6, Section 6.3 Downtown Historic District.

Chair Hoermann opened the public hearing at 6:12 PM. No one approached the Commission. Chair Hoermann closed the public hearing at 6:12 PM.

### Commission Action on Regular Agenda

A motion was made by Chair Hoermann and seconded by Commissioner Hughes to approve Regular Agenda Item 1 as presented. A vote was taken and carried 5 – 0.



**ADJOURNMENT**

A motion was made by Commissioner Hughes and seconded by Commissioner Patton to adjourn. A vote was taken and carried 5 – 0. Chair Stone adjourned the meeting at 6:15 p.m.

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*Sandra Stone – Chair***ATTEST**

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*Gabby Fernandez - Secretary*





# Historic Review Commission

## AGENDA REPORT

**Department:** Planning

**Prepared By:** Renae' Ollie

**Item:** 1

### Subject

Consider and act upon a recommendation to the City Council regarding construction of a new Residential structure in accordance with Ordinance No. 2022-34. Property located at 100 S. Cottonbelt St. within the Downtown Historic District.

### Recommendation

Motion to recommend approval as presented

### Discussion

**Owner:** Rick and Helen Pearce

**Applicant:**

The Owner/Applicant is proposing to construct a new residential dwelling on a single lot. In accordance with Ordinance No. 2022-34, any development proposing new construction or substantial renovation requires special oversight by the Commission to ensure preservation of the historic and architectural character of the area.

The applicant is proposing to construct a 1,460 s.f. single story Craftsman style residential dwelling on 0.23 acres (10,019 sf). The single-family dwelling will conform to the design standards of Article 6.3 as well as other city ordinances and guidelines. The residential structure will also include an 84 s.f. covered porch/entry, an 80 s.f. covered patio, and a detached 722 s.f. single-car garage & shop area. The total build area is 2,346 s.f.

The proposed style includes front facing gable roofs with various roof pitches (10:12; 4:12, and 6:12). The primary exterior material shall be Hardie 5" lap siding. A 6 ft. wooden fence will extend from the back of the house, around the property and connect to the back of the garage/outbuilding.

Other aesthetics include:

Windows - Anderson 100 Series - Black

Exterior - Hardie board siding - SW7006 Extra White

Concrete driveway from street to garage

The detached garage also includes a 361 s.f. shop with a restroom. The detached garage is classified as an accessory structure and shall not be used as living quarters, as two dwelling units are not allowed on a single lot within DTH.



# SHEET INDEX

## ARCHITECTURAL

A000	COVER SHEET
A101	WALL SECTIONS
A103	FRAMING DETAILS
A200	RESIDENCE/ GARAGE FLOOR PLAN
A201	RESIDENCE/ GARAGE ELECTRICAL PLAN
A400	RESIDENCE ELEVATIONS
A401	GARAGE ELEVATIONS
A500	RESIDENCE/ GARAGE ROOF PLANS

## WYLIE CURRENT CODES

2021 International Building Code  
2021 International Mechanical Code  
2021 International Plumbing Code  
2021 International Fuel Gas Code  
2021 International Fire Code  
2021 International Residential Code  
2021 International Property Maintenance Code  
2021 Existing Building Code  
2021 International Energy Conservation Code  
2020 National Electric Code  
North Central Texas Council of Governments Regional  
Amendment Package

DATE	NOTE
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[illegible]

### ELECTRICIAN NOTE:

It is the Electrician's responsibility to bring any discrepancies to Tim Jackson Custom Homes.

## INDIVIDUAL CIRCUITS

*Provided Breaker/ Circuit List.*

*No Sub-panels located in where only accessible through attic pull-down(s).*

- GFCI-Garage, Front Patio, Porch(s), Laundry, Etc.
- Septic System(s).
- Exercise Room for equipment.
- Pool (220 & 110).
- Steam Unit (220).
- Sauna (110).
- Floor Warmer.
- Driveway Gate.

## OUTLETS & SWITCHES

*Note that all interior Switch and Outlet heights are to follow the following unless otherwise noted on plans or instructed by Tim Jackson Custom Homes:*

- Switches at 42" height from Finished Floor.
- Jamb Switches at all Walk-in Closets.
- Fan & Light Kit Switches for every Fan location(s).
- Vanity & Kitchen Outlets at 39" height where flooring consists of Tile.
- 40½" Outlet height where flooring consists of Hardwood flooring.
- Floor Outlets are to have Brass Covers.
- GFCI Outlets Trip in the room the Outlet is located with all GFCI Outlets to have indicator lights.
- Master Vanity Outlets in backslashes, check cabinet drawings for heights prior to Electrical Rough-in.
- Patio Grill Rotisserie Outlet.
- Base Board Outlets in all Entry, Living, Dining, Master Bedroom, Family Room areas.
- Banister Outlet (Garland).
- Switched Christmas Light Outlets (verify locations).
- Low Voltage Outlet.
- Fire place Mantle Outlet(s).
- Home Security System Outlet.
- Sprinkler System Outlet.

## INTERIOR SPECIALTY LIGHTING

(as noted on Electrical Page)

- Over & Under Cabinet Lighting.
- Stair Tread Lights (large can).
- IC-Rated Can Lights in all Attic areas.
- Fan/ Light Combo Unit at all Water Closet locations.
- Can Lights above all Tub location(s).
- Puck Light wiring.

## EXTERIOR SPECIALTY LIGHTING

*Note that all Exterior Photo Cells are to be located with Eastern Exposure.*

- Landscaping (provide bell boxes).
- Exterior Accent Lighting.
- Post Lamp (w/ 1" conduit from Residence to Post Lamp).
- Security Lighting on Residence with multiple Switch Locations.

## HVAC & HEATERS

- Gas Furnaces(s)
- Gas Water heater(s)
- Circulating Pump(s)

## ABBREVIATIONS

ACOUST.	-ACOUSTICAL	I.D.	-INSIDE DIAMETER
A.D.	-AREA DRAIN	INSUL.	-INSULATION
ADJ.	-ADJUSTABLE	INT.	-INTERIOR
A.F.F.	-ABOVE FINISH FLOOR	JAN.	-JANITOR
AGGR.	-AGGREGATE	JT.	-JOINT
ALUM.	-ALUMINUM	KIT.	-KITCHEN
APPROX.	-APPROXIMATELY	K.O.	-KNOCK OUT
ARCH.	-ARCHITECTURAL	L.A.M.	-LAMINATE
BD.	-BOARD	LAV.	-LAVATORY
BLDG.	-BUILDING	LT.	-LIGHT
BM.	-BEAM, BENCH MARK	MAX.	-MAXIMUM
B.O.H.	-BOTTOM OF HENDER	MECH.	-MECHANICAL
CAB.	-CABINET	M.E.P.	-MECHANICAL, ELECTRICAL & PLUMBING
CER.	-CERAMIC	MFR.	-MANUFACTURER
C.I.	-CONTROL JOINT	MIN.	-MINIMUM
C.I.	-CAST IRON	MISC.	-MISCELLANEOUS
CLG.	-CEILING	M.O.	-MASONRY OPENING
CLO.	-CLOSET	MTD.	-MOUNTED
C.M.U.	-CONCRETE MASONRY UNIT	MTL.	-METAL
COL.	-COLUMN	MULL.	-MULLION
CONC.	-CONCRETE	N.I.C.	-NOT IN CONTRACT
CONN.	-CONNECTION	N.O.	-NUMBER
CONSTR.	-CONSTRUCTION	NTS	-NOT TO SCALE
CONSTR.	-CONTINUOUS		
CORR.	-CORRIDOR		
C.T.	-CERAMIC TILE		
DBL.	-DOUBLE	O.C.	-ON CENTER
DEPT.	-DEPARTMENT	O.D.	-OUTSIDE DIAMETER
DET.	-DETAIL	OFF.	-OFFICE
DIA.	-DIAMETER	OPNG.	-OPENING
DIM.	-DIMENSION	OPP.	-OPPOSITE
DN.	-DOWN	PART.	-PARTITION
DR.	-DOOR	PL.	-PLATE
DR.	-DRAWER	PLAS.	-PLASTER
DS.	-DOWNSPOUT	PLYWD.	-PLYWOOD
DWG.	-DRAWING	PR.	-PAIR
EA.	-EACH	PT.	-POINT
E.J.	-EXPANSION JOINT	Q.T.	-QUARRY TILE
ELEC.	-ELEVATION	R.	-RISER
ELEV.	-ELECTRICAL	RAD.	-RADIUS
ELEV.	-ELEVATOR	R.C.	-RISILIENT CHANNEL
EMER.	-EMERGENCY	R.D.	-ROOF DRAIN
ENCL.	-ENCLOSURE	R.D.I.	-ROOF DRAIN LEAD
E.P.	-ELECTRICAL PANEL	REF.	-REFER OR REFERENCE
EQ.	-EQUAL	RFRG.	-REFRIGERATOR
EQUIP.	-EQUIPMENT	REINF.	-REINFORCED
E.W.C.	-ELECTRIC WATER COOLER	REQ'D.	-REQUIRED
EXIST.	-EXISTING	RM.	-ROOM
EXPO.	-EXPOSED	R.O.	-ROUGH OPENING
EXP.	-EXPANSION	R.O.W.	-RIGHT OF WAY
EXT.	-EXTERIOR	S.C.	-SOLID CORE
F.A.	-FIRE ALARM	SCHED.	-SCHEDULE
F.C.	-FIRE CODE	SECT.A.	-SECTION
F.D.	-FLOOR DRAIN	S.F.	-SQUARE FEET
F.E.	-FIRE EXTINGUISHER	SHT.	-SHEET
F.E.C.	-FIRE EXTINGUISHER CABINET	SIM.	-SIMILAR
F.G.	-FINISH GRADE	SPEC.A.	-SPECIFICATION
F.H.C.	-FIRE HOSE CABINET	SPEC.B.	-SPECIFIED
FIN.	-FINISH	SO.	-SQUARE
FL.	-FLOOR	S.S.	-STAINLESS STEEL
FLUSH.	-FLASHING	STD.	-STANDARD
FLUOR.	-FLUORESCENT	STL.	-STEEL
F.O.C.	-FACE OF CONCRETE	STOR.A.	-STORAGE
F.O.S.	-FACE OF STUD	STRUCT.	-STRUCTURAL
F.P.	-FIRE PROTECTION	T.	-TREAD
FT.	-FEET OR FOOT	T.	-TELEPHONE
FURR.	-FURRING	T.A.G.	-TONGUE & GROOVE
G.A.	-GAGE	THK.	-THICK
GALV.	-GALVANIZED	T.O.C.A.	-TOP OF CURB
G.C.	-GENERAL CONTRACTOR	T.O.B.	-TOP OF JOIST
GL.	-GLASS	T.O.P.C.	-TOP OF PLATE
GR.	-GRADE	T.O.W.	-TOP OF WALL
GYP.BD.	-GYPSUM BOARD	TYP.	-TYPICAL
H.B.	-HOLE BIBB	UNF.	-UNFINISHED
H.C.	-HOLLOW CORE	U.N.O.A.	-UNLESS NOTED OTHERWISE
HDWR.	-HARDWARE	UR.	-URINAL
HDWD.	-HARDWOOD	V.	-VINYL
H.M.	-HOLLOW METAL	VERT.A.	-VERTICAL
HORIZ.	-HORIZONTAL	VEST.B.	-VESTIBULE
HR.	-HOUR	W/	-WITH
HT.	-HEIGHT	W.C.	-WATER CLOSET
HVAC	-HEATING VENTILATION & AIR CONDITIONING	WD.	-WOOD
		WDW.A.	-WINDOW
		W.I.C.	-WALK IN CLOSET
		W/O.	-WITHOUT
		WSP.	-WATERPROOF
		WST.	-WAINSCOT
		WT.	-WEIGHT
		W.W.F.	-WELDED WIRE FAB.
		W.W.M.	-WELDED WIRE ME.

## GENERAL NOTES

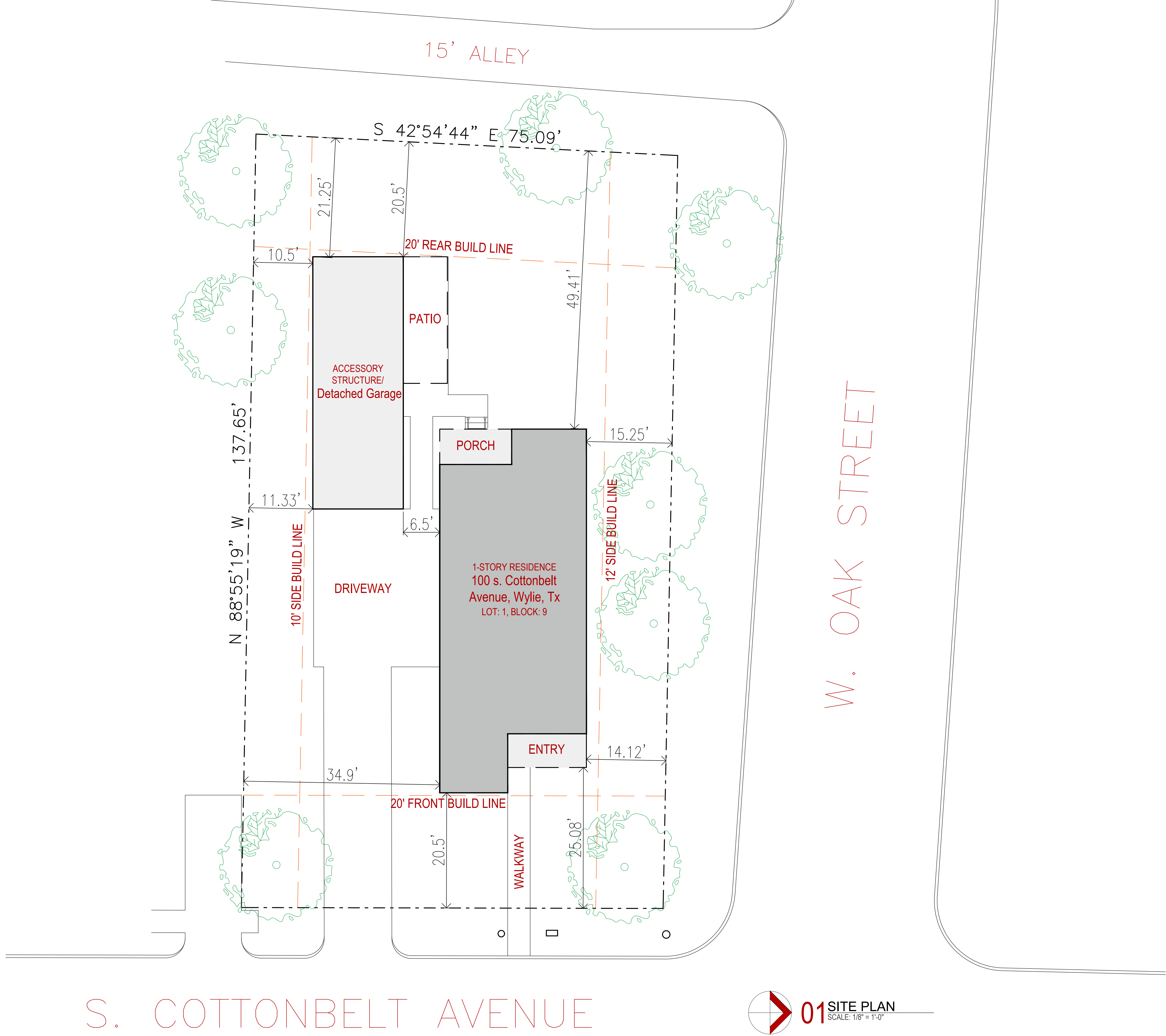
1. The contractor shall examine and become familiar with all construction documents in their entirety. The contractor shall also survey the project and become familiar with all existing conditions and scope of work. All cost submitted shall be based on thorough knowledge of all work and materials required. Any discrepancy as to what material/ product is to be used shall be verified with the Contractor and/ or owner.
2. All construction shall comply with all current applicable building code (s) for the agency having jurisdiction, including all applicable state and local codes and ordinances.
3. Any errors, omissions, or inconsistencies on these drawings, and any variations or ambiguities between these drawings and existing conditions shall be brought to the attention of the Designer immediately.
4. The contractor shall verify all dimensions in the field and be responsible for accuracy and correctness of the same.

## CONSTRUCTION NOTES

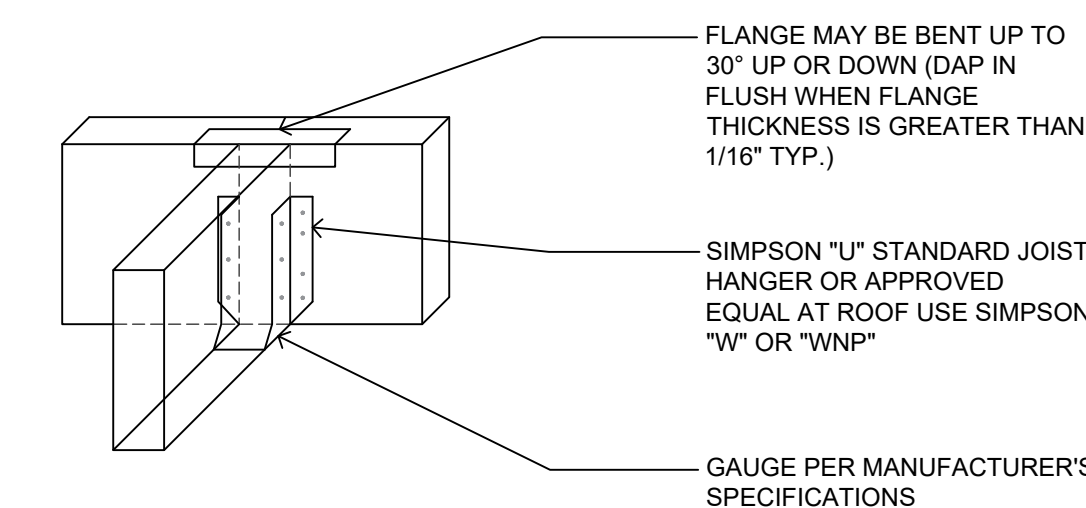
1. Conventional details shall apply where no special detail or section is shown. Designer may furnish any clarification detail at the request of the contractor.
2. Product suppliers shall field measure area of work, and submit shop drawings to contractor prior to construction and installation.
3. All walls around tubs and showers shall have Hardie-Backer wall board.
4. All plumbing supply lines in exterior walls to be fully insulated.

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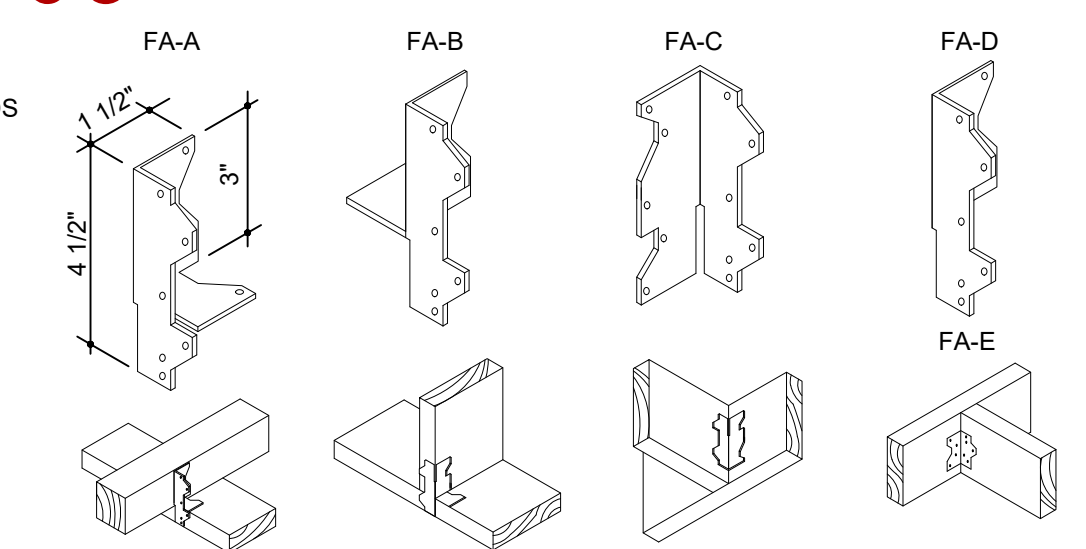




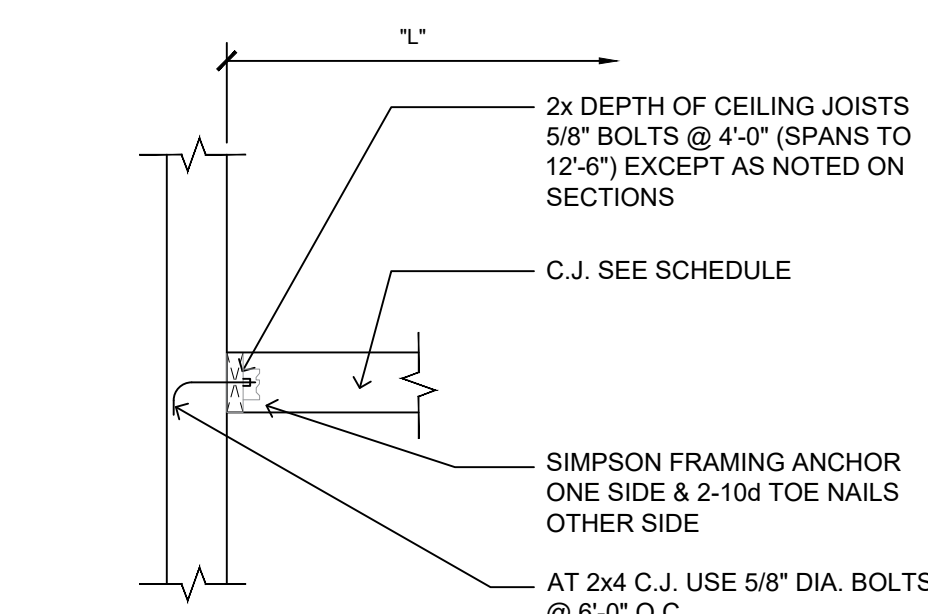


**NOTE:**  
THIS TYPE OF HANGER TO BE USED TYPICAL WHERE  
APPLICABLE UNLESS NOTED OR SHOWN OTHERWISE ON  
PLANS AND DETAILS.

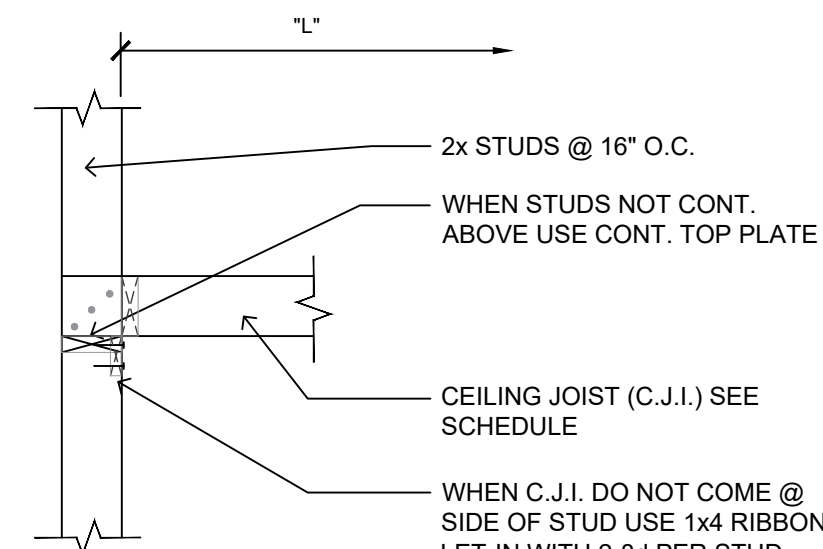
## 03 TYPICAL JOIST HANGER DETAILS



NOTE:  
USE SIMPSON A35N OR APPROVED EQUAL 18 GA. GALV. SHEET  
METAL. SEE SPECIFICATIONS. NAILS- USE SIZE AND TYPE AS  
REQUIRED BY MANUFACTURER AND FULLY DRIVE IN ALL  
NAIL S



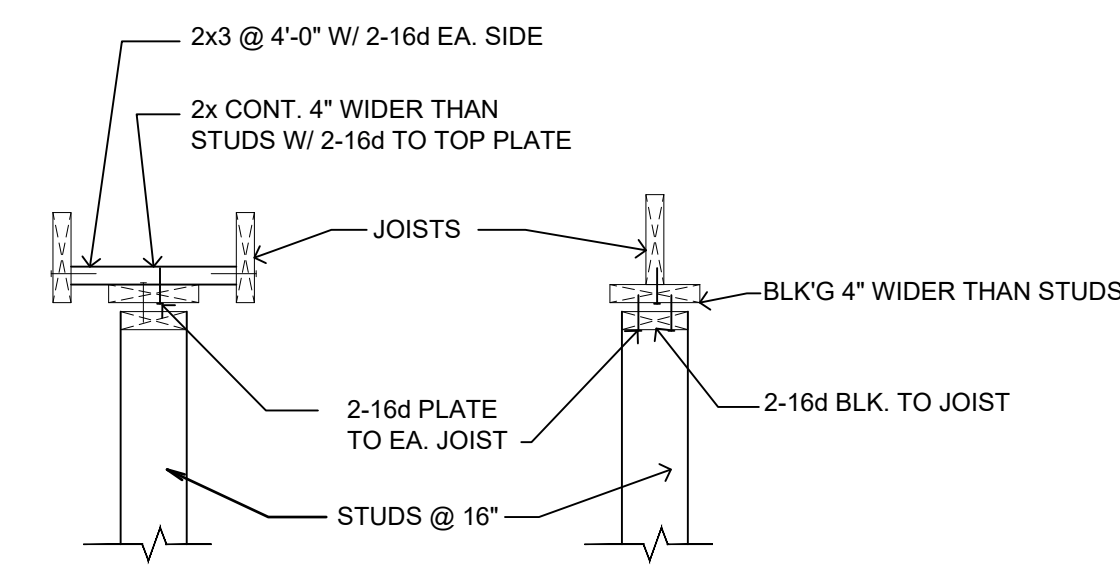
MASONRY AND/ OR  
CONCRETE



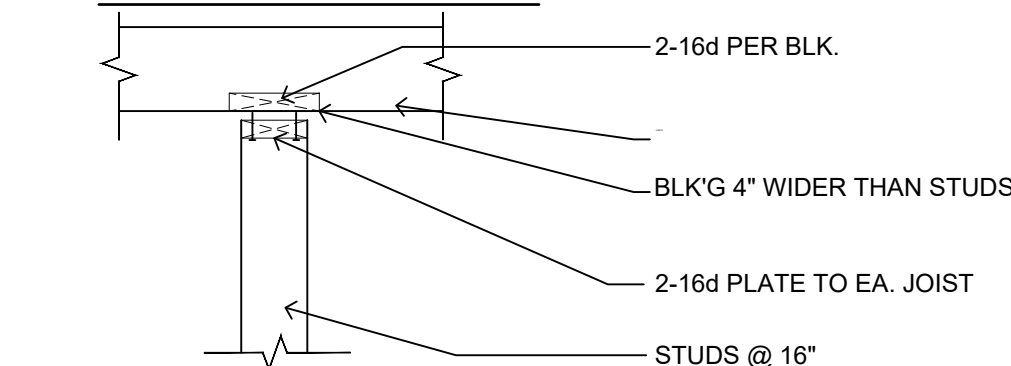
WOOD

CLEAR SPAN "L"	SIZE AND SPACING
8'-0" OR LESS	2x4 @ 16"
8'-0" TO 14'-0"	2x6 @ 16"
14'-0" TO 18'-0"	2x8 @ 16"

NOTE:  
WHERE CEILING JOIST SPAN IS  
GREATER THAN SHOWN IN  
SCHEDULE USE. SUSPENDED  
CEILING DETAIL TYPICAL.



PARALLEL TO JOISTS



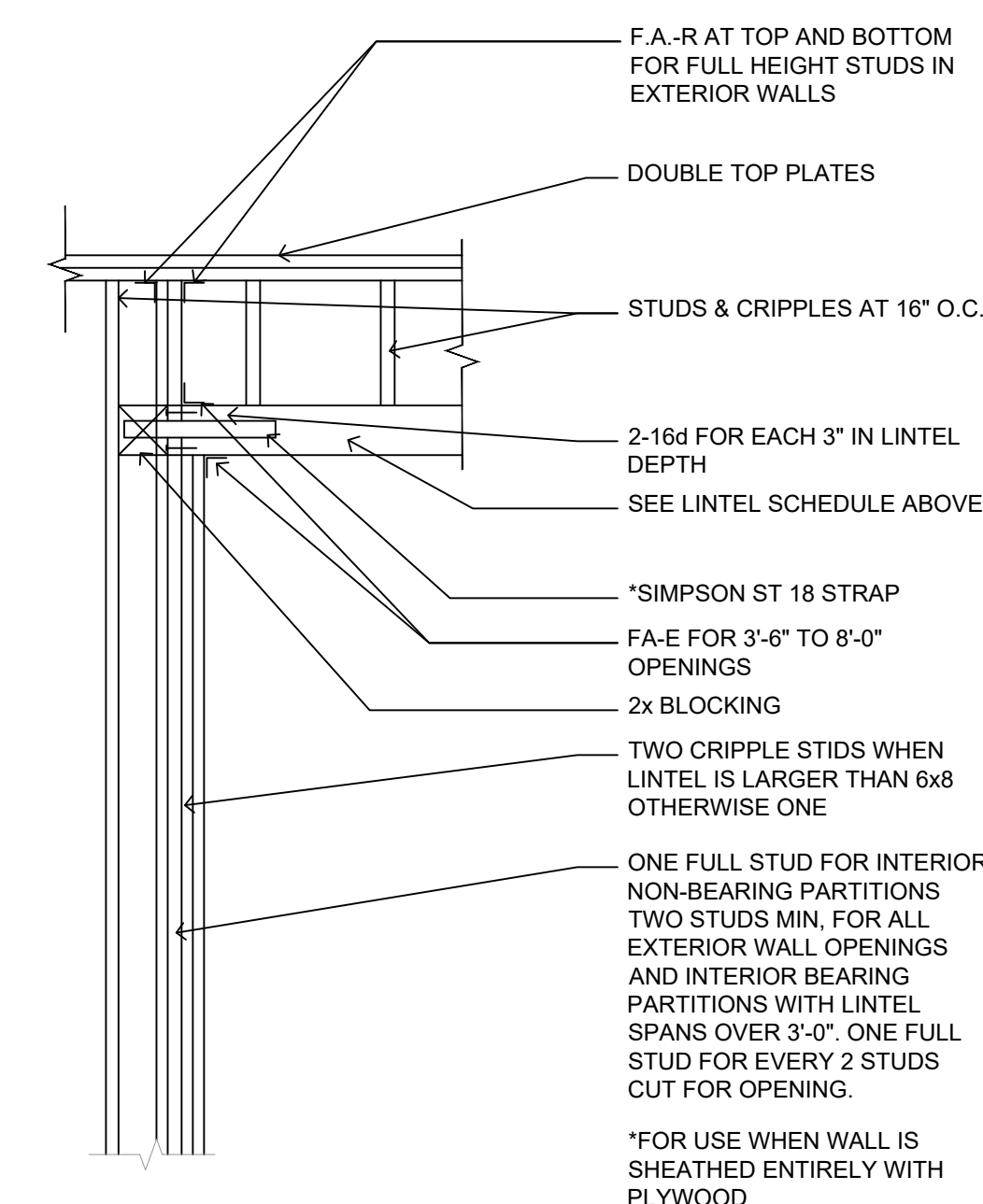
PERPENDICULAR TO JOISTS

NOTE:  
DO NOT INSTALL NON-BEARING PARTITIONS UNTIL DEAD LOAD IS IN PLACE.  
(AT ROOF CONSTRUCTION AND WHERE A DEFLECTION SPACE HAVE BEEN  
PROVIDED FOR THIS REQUIREMENT MAY BE WAIVED).

**NOTE:**  
ALL SILLS TO BE 2x DOUGLAS FIR (TREATED). SILL BOLTS SHALL BE NOT LESS THAN 1/2" DIA. X 12" @ 4'-0". ALTERNATE: IN LIEU OF BOLTS SHOWN, CONTRACTOR MAY USE 0.145" DIA. SHANK X 3' LONG POWDER DRIVEN PINS WITH 1-3/8" WASHERS @ 32". POWDER DRIVEN PINS MUST PENETRATE CONCRETE 1 1/2" MIN. USE LOW VELOCITY "HILT" PINS OR EQUAL. POWDER DRIVEN PINS NOT PERMITTED WHEN PARTITIONS REST ON CURBS.

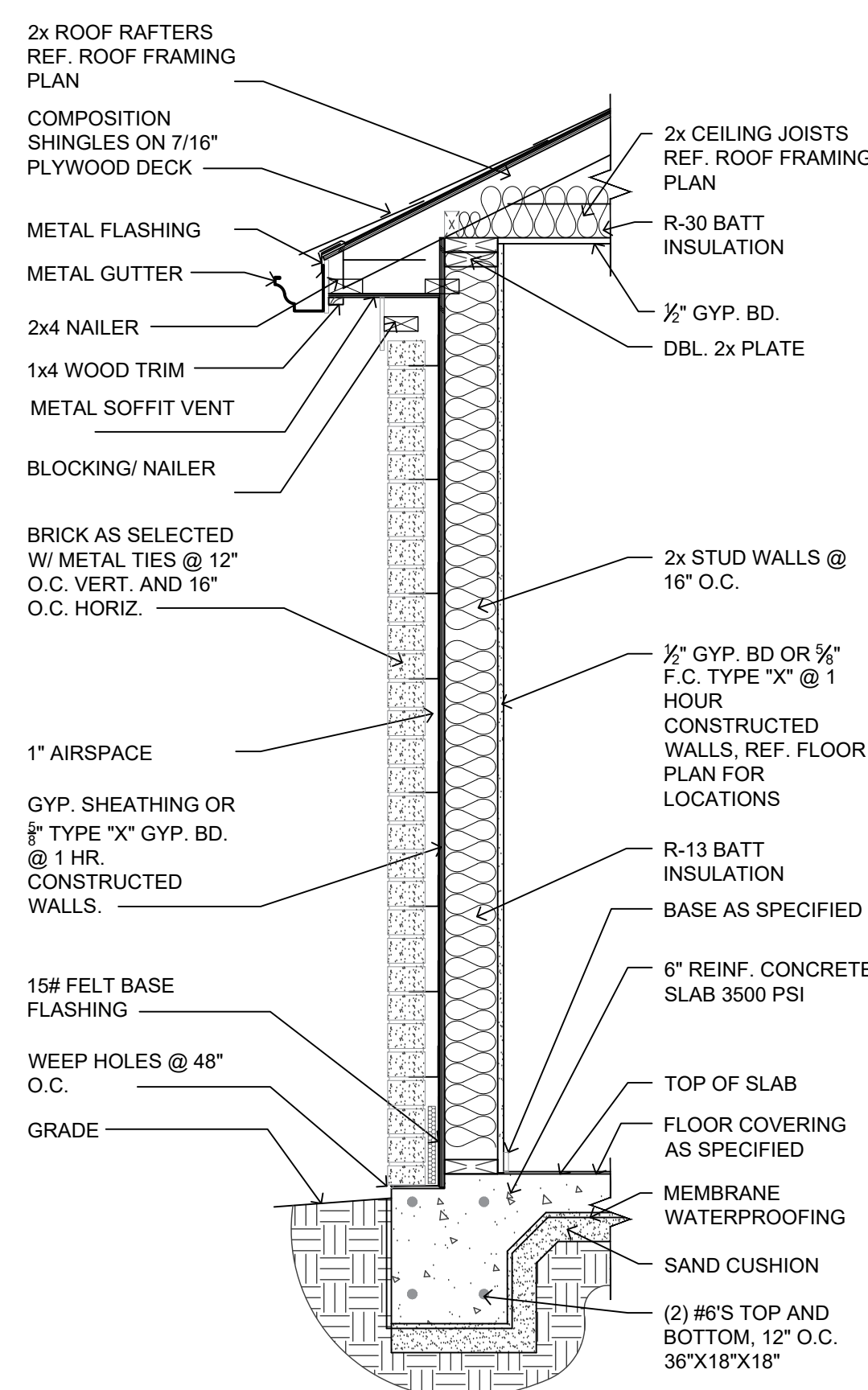
## 02 TYPICAL FRAMING ANCHOR (F.A.) DETAILS

LINTEL SCHEDULE			
BEARING WALLS		NON-BEARING WALLS	
OPENING WIDTH	LINTEL SIZE	OPENING WIDTH	LINTEL SIZE
3'-6" OR LESS	2-2x6 ON EDGE	3'-0" OR LESS	2-2x4 ON EDGE
3'-6" TO 8'-0"	6x6	3'-0" TO 6'-6"	2-2x6 ON EDGE



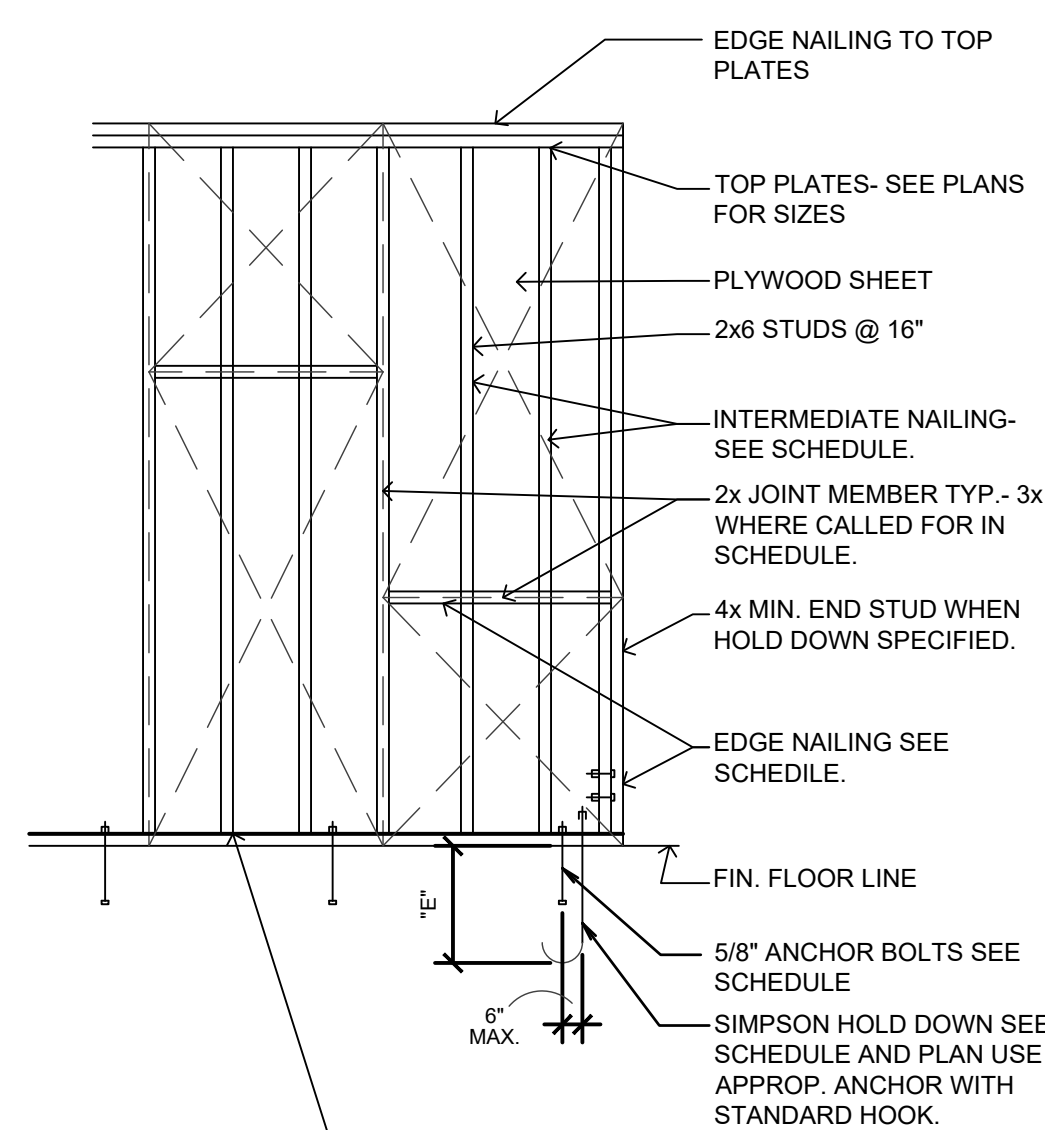
## 01 TYPICAL LINTEL END DETAIL

## 14 TYPICAL STUD WALL CORNERS AND INTERSECTIONS



### 13 TYPICAL WALL SECTION

## 12 TYPICAL PLYWOOD SHEATHING DETAIL



**NOTES:**

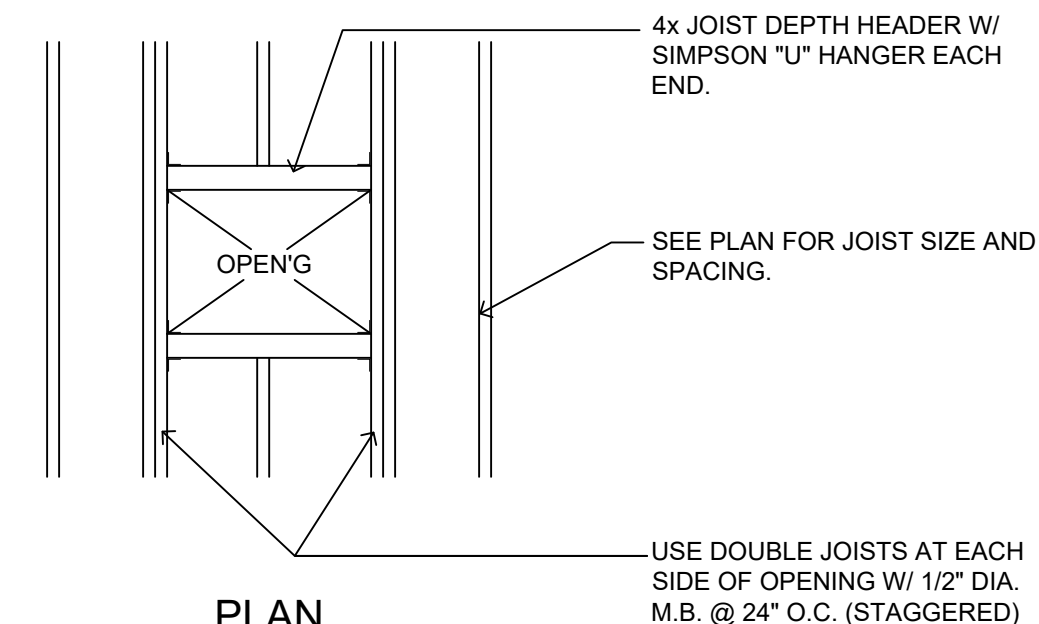
1. ALL PLYWOOD TO BE 3/8" PLYWOOD UNLESS OTHERWISE NOTED.
2. NO PLYWOOD TO BE LESS THAN 2'-0" WIDE.
3. ALL NAILING TO BE 3/8" MIN. TO EDGE OF SUPPORT AND SHEET.
4. GAP PLYWOOD SHEETS 1/16" MIN. TYPICAL.

"E" = EMBEDMENT PER HOLD DOWN DETAIL.

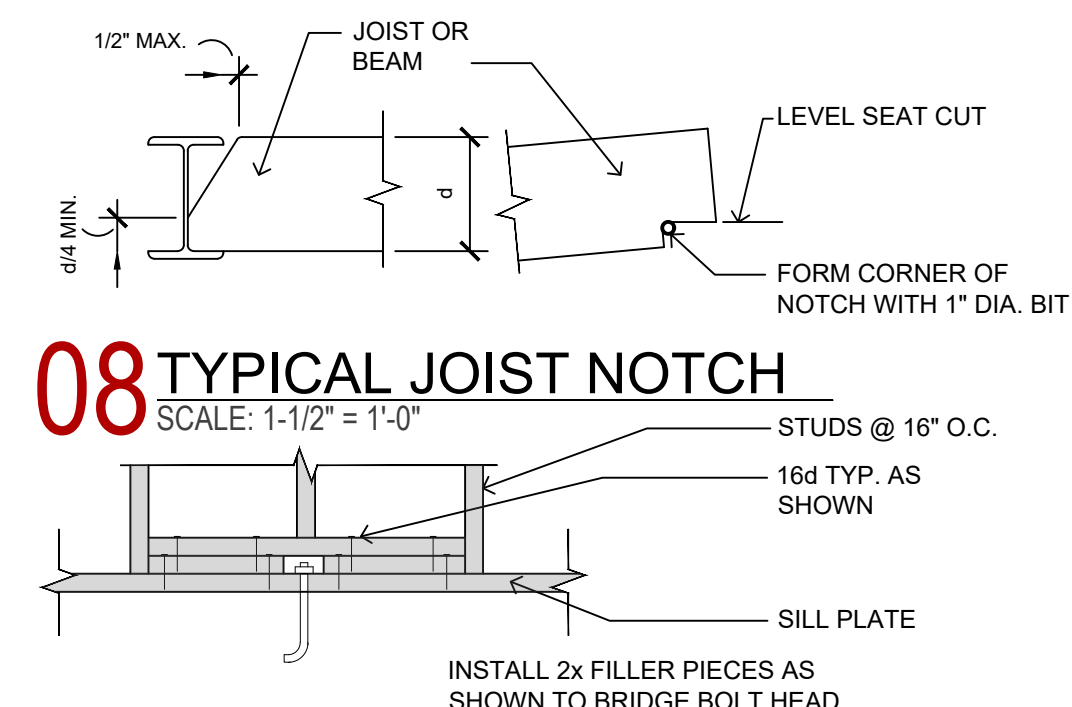
← SHEER PANEL MARK

**11** TYPICAL SHEAR  
PANEL DETAIL  
SCALE: 1-1/2" = 1'-0"

## 10 CEILING JOIST AND CEILING JOIST SCHEDULE

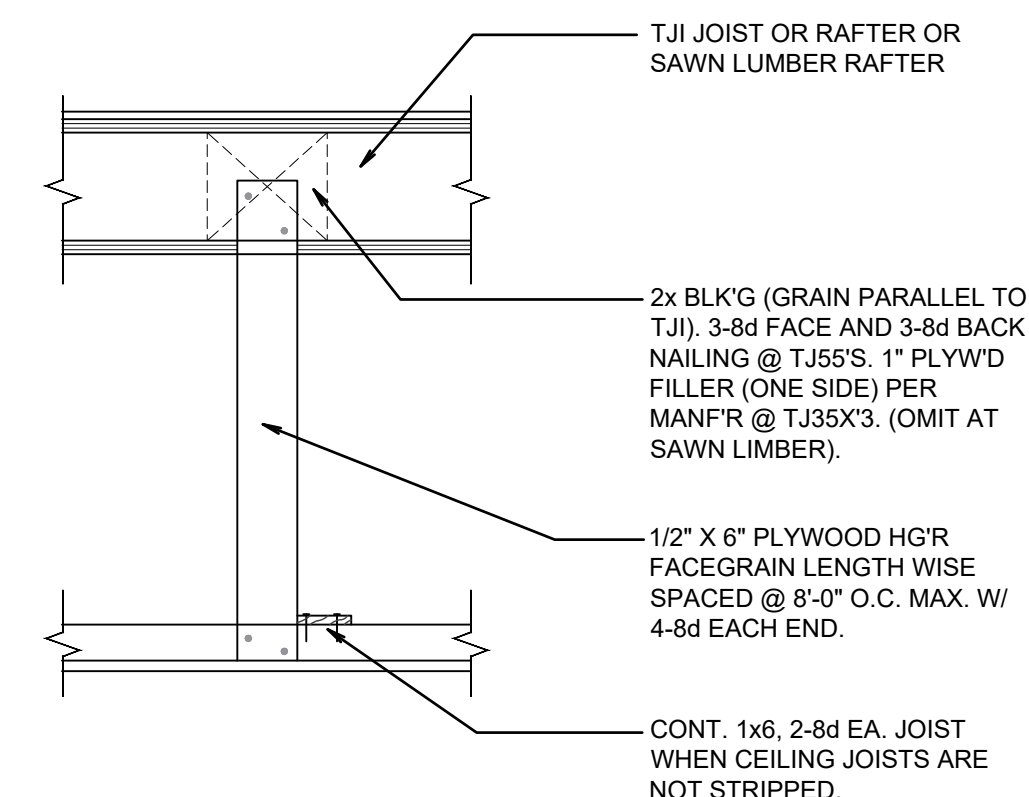


**09** TYPICAL OPENING DETAIL AT  
FLOOR OR ROOF WHEN ONE  
JOIST IS INTERRUPTED  
SCALE: 1-1/2" = 1'-0"

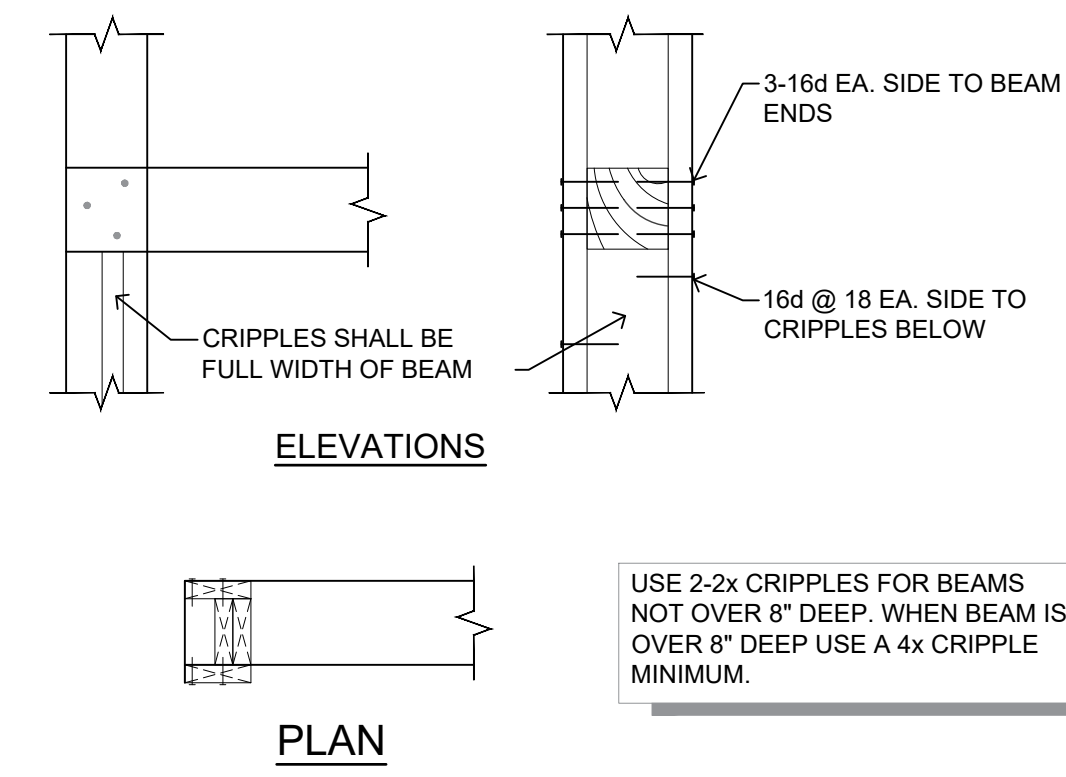


**07** DETAIL WHEN STUD OCCURS OVER ANY PART OF A SILL BOLT  
SCALE: 1-1/2" = 1'-0"

## 06 NON-BEARING PARTITION ANCHORAGE DETAIL



## 05 CEILING JOIST HANGER DETAIL



## 04 TYPICAL SUPPORT FOR BEAM ENDS AT STUD WALLS




100 S. Cottonbelt ave., Wylie, Tx 75098  
Kellers Second Addition, Blk:12, Lot:14

## FLOOR PLANS

**TIM JACKSON**  
CUSTOM HOMES

**972-562-6623**  
P.O. Box 712, Allen, TX 75013

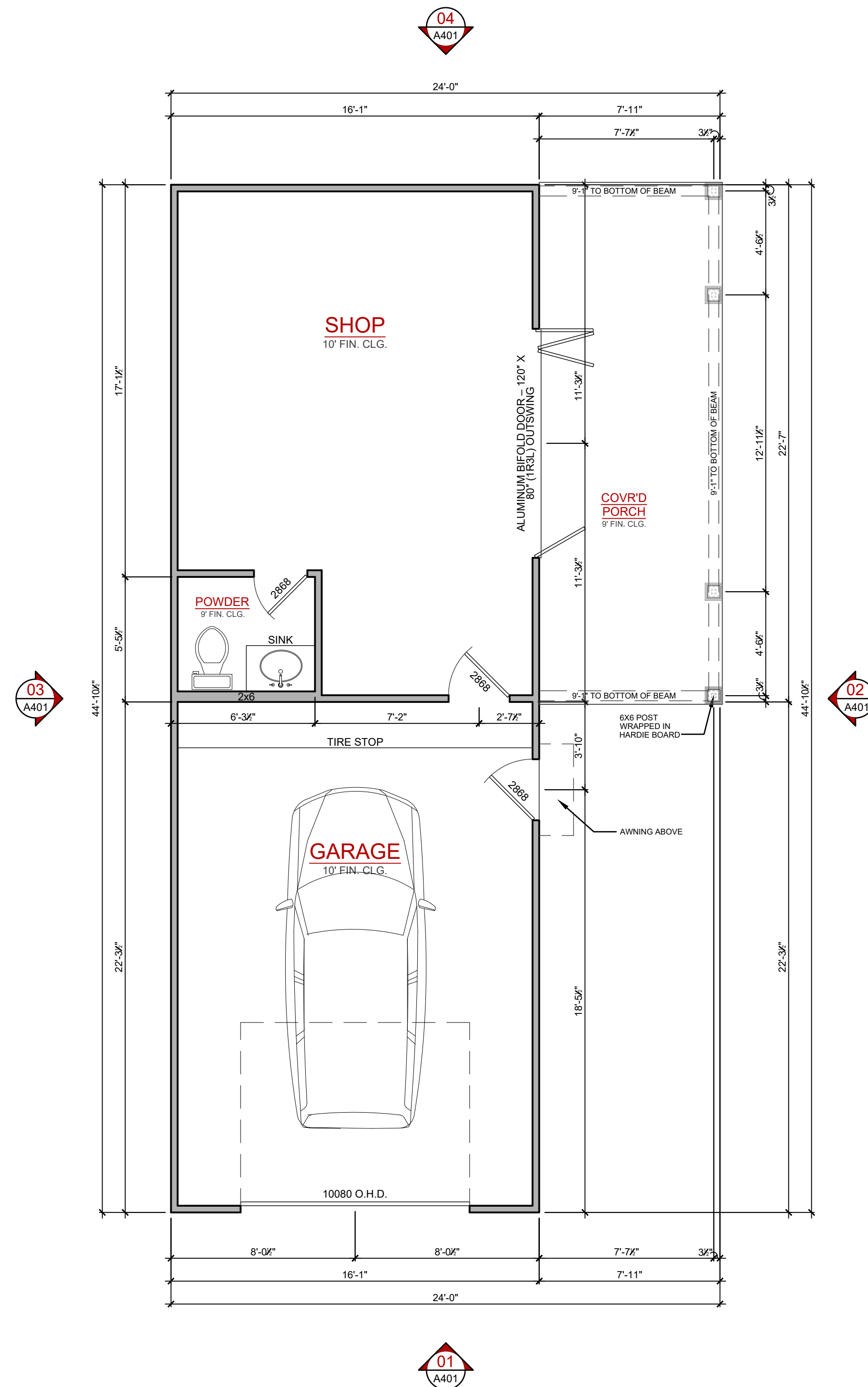
712-302-0023  
P.O. Box 712, Allen, TX 75013



**214-586-9008**  
McKinney, Texas 75070  
[www.cornerstonecad.net](http://www.cornerstonecad.net)  
[john@cornerstonecad.net](mailto:john@cornerstonecad.net)

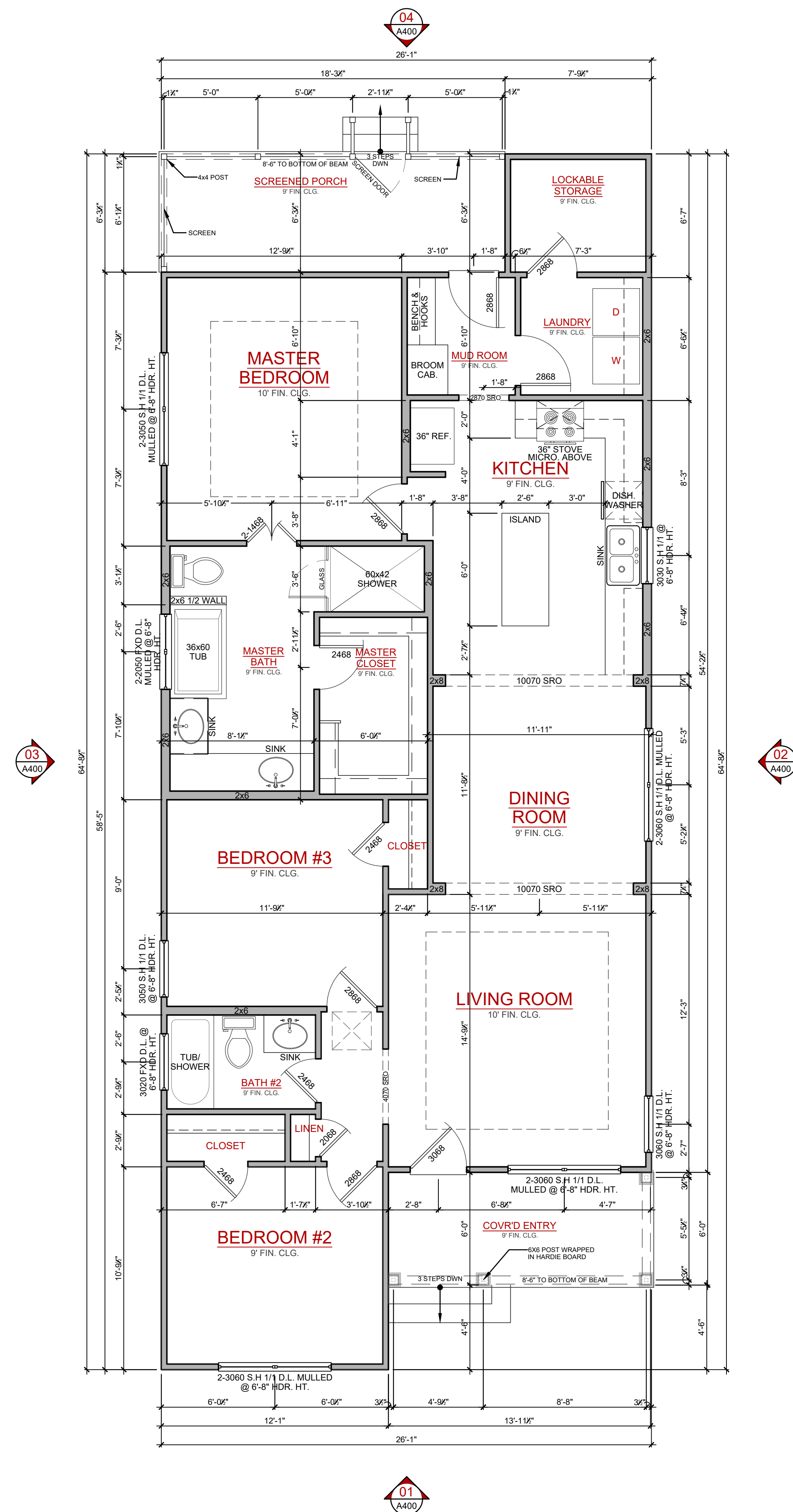
# A200

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**02** GARAGE SHOP  
SCALE: 1/4"=1'-0"

<b>Square Footage</b>		
Residence Air-Conditioned	1,460	Sq. Ft.
<b>Total Air-Conditioned</b>	<b>1,460</b>	<b>Sq. Ft.</b>
Covered Porch/ Entry	84	Sq. Ft.
Covered Patio	80	Sq. Ft.
Garage/ Shop	722	Sq. Ft.
<b>Total Non-Air-Conditioned Sq. Ft.</b>	<b>886</b>	<b>Sq. Ft.</b>
<b>Total Build</b>	<b>2,346</b>	<b>Sq. Ft.</b>



01 FLOOR PLAN  
SCALE: 1/4"=1'-0"



11/14/24

# Schuster Residence

100 S. Cottonbelt ave., Wylie, Tx 75098  
Kellers Second Addition, Blk:12, Lot:14

## ELECTRICAL PLANS

TIM JACKSON  
CUSTOM HOMES



972-562-6623  
P.O. Box 712, Allen, TX 75013

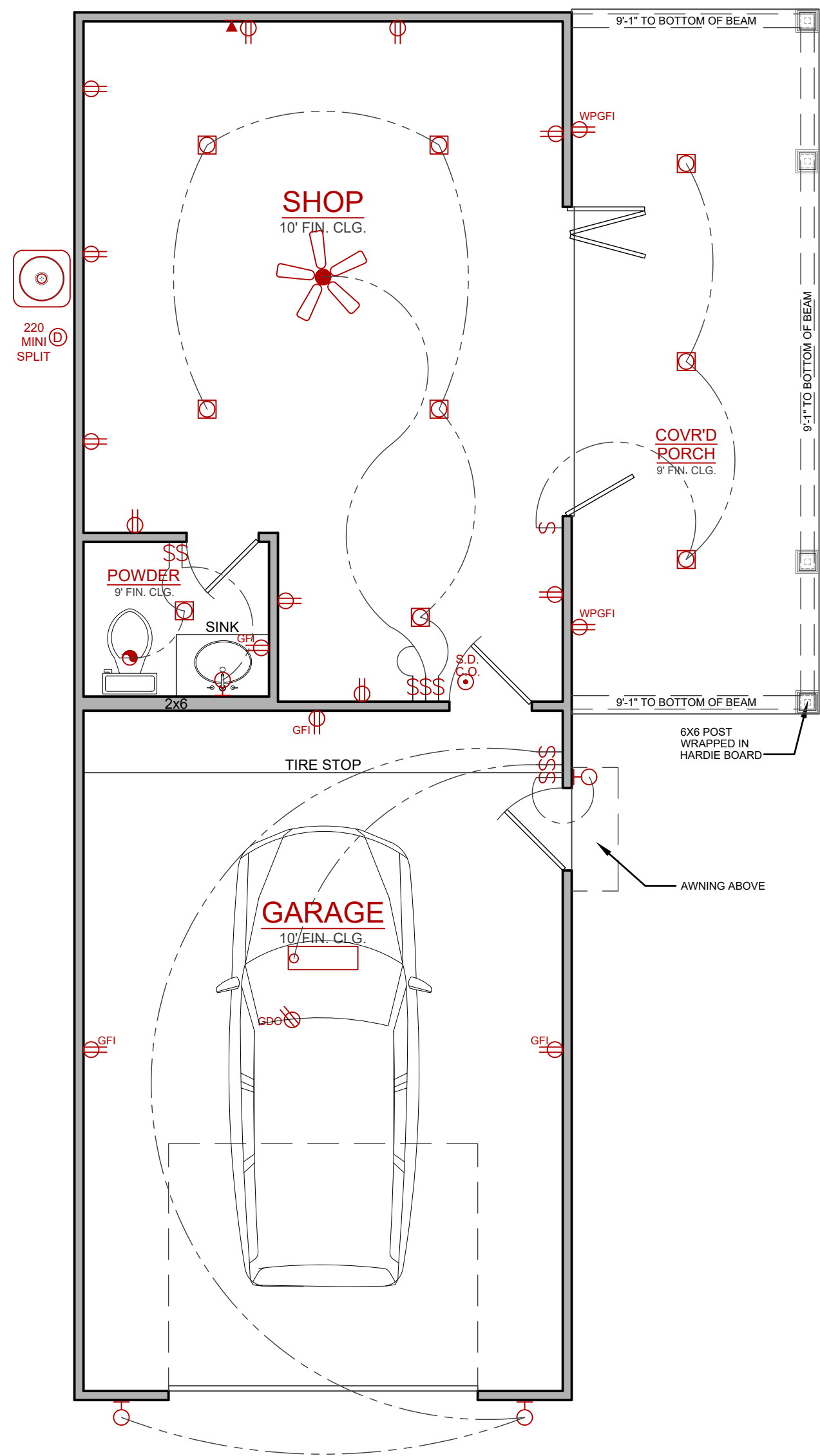
CORNERSTONE  
ARTISTIC DESIGNS

214-586-9008  
McKinney, Texas 75070  
www.cornerstonecad.net  
john@cornerstonecad.net

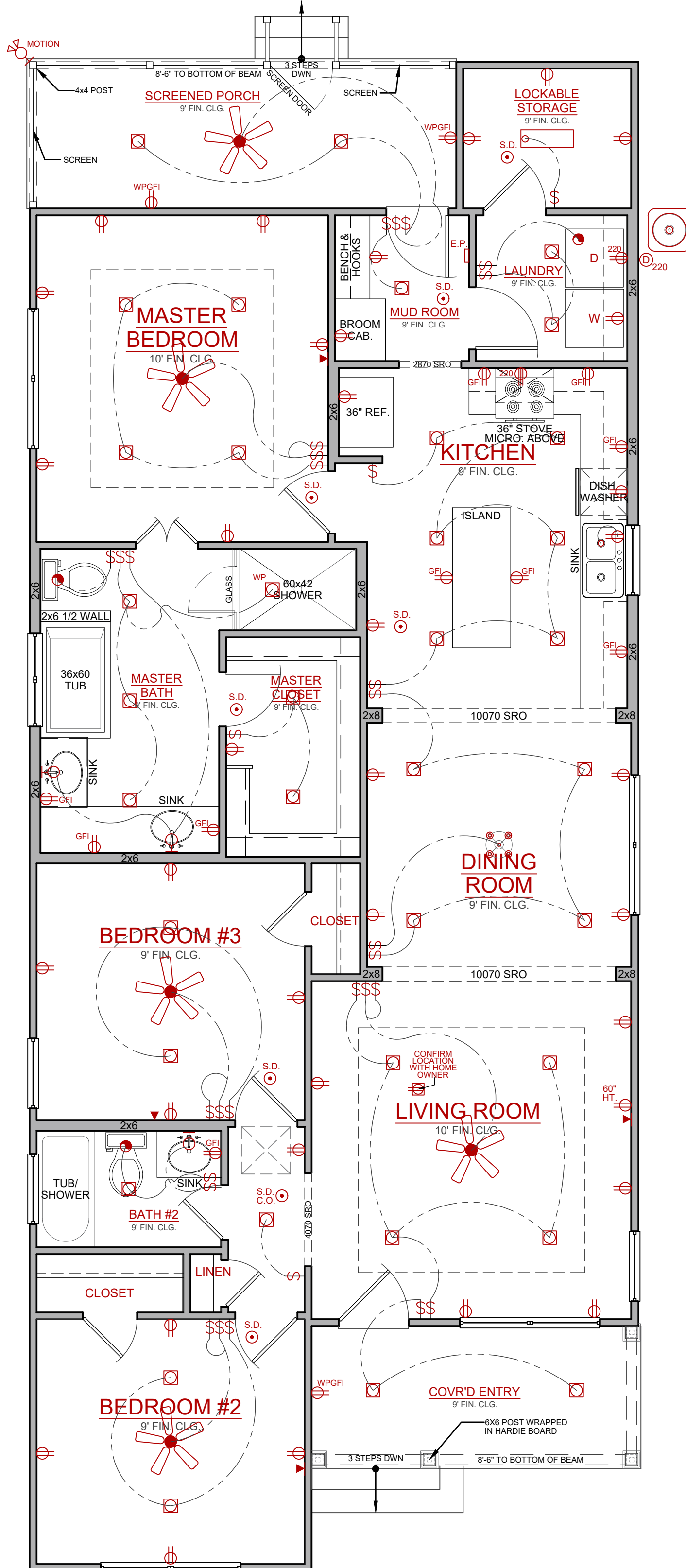
A201

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ELECTRICAL NOTES			
1. ELECTRICAL INSTALLATION SHALL MEET REQUIREMENTS OF APPROVED CODES AND REGULATIONS.			
2. VERIFY UTILITIES AND LOCATIONS WITH CONTRACTOR.			
3. SWITCHED CONVENIENCE OUTLETS TO BE SWITCHED AT TOP OUTLET ONLY.			
4. SWITCHES 4'-2" ABV. FINISHED FLOOR TO CENTERLINE OF SWITCH, UNLESS NOTED OTHERWISE.			
5. INTERIOR WALL MOUNTED BRACKET FIXTURES: 6'-2" ABV. FINISHED WALKING SURFACE TO CENTERLINE OF BRACKET, U.N.O.			
6. EXTERIOR WALL MOUNTED BRACKET FIXTURES: 7'-2" ABV. FINISHED WALKING SURFACE TO CENTERLINE OF BRACKET, U.N.O.			
7. SMOKE/CARBON MONOXIDE DETECTORS: COORDINATE W/ ALARM SYSTEM. DETECTORS TO COMPLY WITH GOVERNING CODES AND REGULATIONS.			
8. PROVIDE 220V JUNCTION BOX AND OTHER REQUIRED WIRING FOR HVAC UNITS. VERIFY LOCATION WITH CONTRACTOR.			
9. VERIFY ALL EQUIPMENT POWER REQUIREMENTS WITH THE MANUFACTURER AND/OR SUPPLIER.			
10. ALL EXTERIOR CONVENIENCE OUTLETS TO BE WATER PROOF AND ON A GROUND FAULT CIRCUIT.			
11. ALL OUTLETS SHALL BE COMBINATION TYPE AFCI AND SHALL BE TAMPER PROOF/RESISTENT.			
ELECTRICAL SYMBOLS			
LIGHT FIXTURES		SWITCHES	
CEILING MOUNTED	CEILING MOUNTED W/ PULL CHAIN	SINGLE POLE SWITCH	FOUR WAY SWITCH
CAN LIGHT	DIRECTIONAL CAN LIGHT	THREE WAY SWITCH	DIMMER SWITCH
LED LIGHT FIXTURE	UNDER CABINET LIGHT	MOTION SWITCH	
FLOOR LIGHT	7W HOLE LIGHT		
WALL LIGHT FIXTURE	LOW VOLTAGE FIXTURE		
	LANDSCAPE LIGHT		
OUTLETS		GENERAL	
110V DUPLEX OUTLET 12' ABOVE FLOOR TYP.	110V DUPLEX OUTLET 12' ABOVE FLOOR TYP.	110V JUNCTION BOX	HOSE BIB
110V DUPLEX OUTLET 12' ABOVE FLOOR TYP.	110V DUPLEX OUTLET 12' ABOVE FLOOR TYP.	220V JUNCTION BOX	220V DISCONNECT BOX
110V DUPLEX OUTLET 12' ABOVE FLOOR TYP.	110V DUPLEX OUTLET 12' ABOVE FLOOR TYP.	GARAGE DISPOSAL	
110V DUPLEX OUTLET 12' ABOVE FLOOR TYP.	110V DUPLEX OUTLET 12' ABOVE FLOOR TYP.	EXHAUST FAN LIGHT COMBO	
110V DUPLEX OUTLET 12' ABOVE FLOOR TYP.	110V DUPLEX OUTLET 12' ABOVE FLOOR TYP.	WALL EXHAUST FAN	
110V DUPLEX OUTLET 12' ABOVE FLOOR TYP.	110V DUPLEX OUTLET 12' ABOVE FLOOR TYP.	ELECTRICAL PANEL	
110V DUPLEX OUTLET 12' ABOVE FLOOR TYP.	110V DUPLEX OUTLET 12' ABOVE FLOOR TYP.	DATA TV OUTLET	
110V DUPLEX OUTLET 12' ABOVE FLOOR TYP.	110V DUPLEX OUTLET 12' ABOVE FLOOR TYP.	SMOKE DETECTOR CARBON MONOXIDE DETECTOR	
110V DUPLEX OUTLET 12' ABOVE FLOOR TYP.	110V DUPLEX OUTLET 12' ABOVE FLOOR TYP.	PENDANT FIXTURE	CEILING FAN
110V DUPLEX OUTLET 12' ABOVE FLOOR TYP.	110V DUPLEX OUTLET 12' ABOVE FLOOR TYP.	CHANDELIER	



02 GARAGE/ SHOP ELECTRICAL PLAN  
SCALE: 1/4"=1'-0"



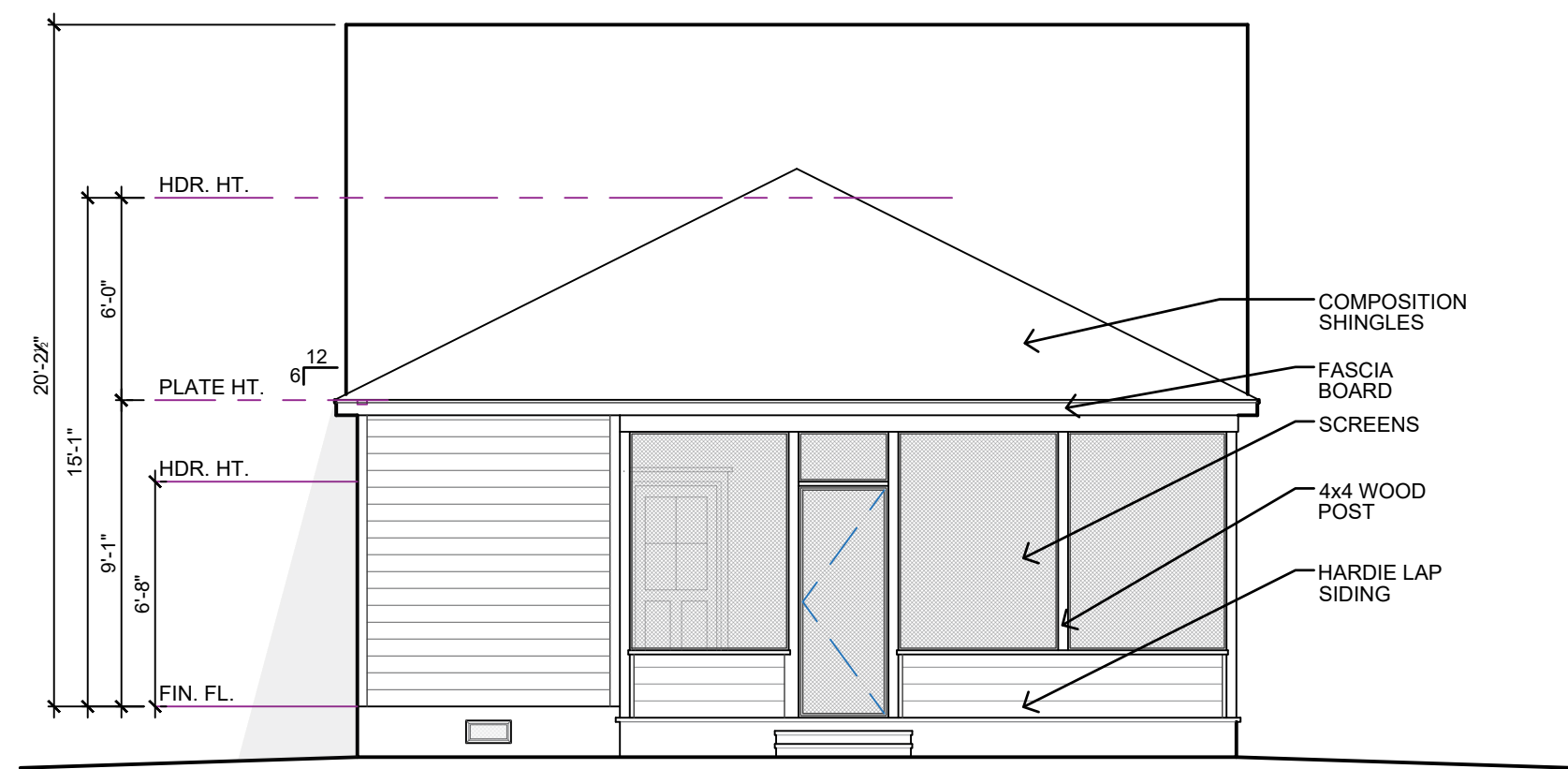
01 ELECTRICAL PLAN  
SCALE: 1/4"=1'-0"



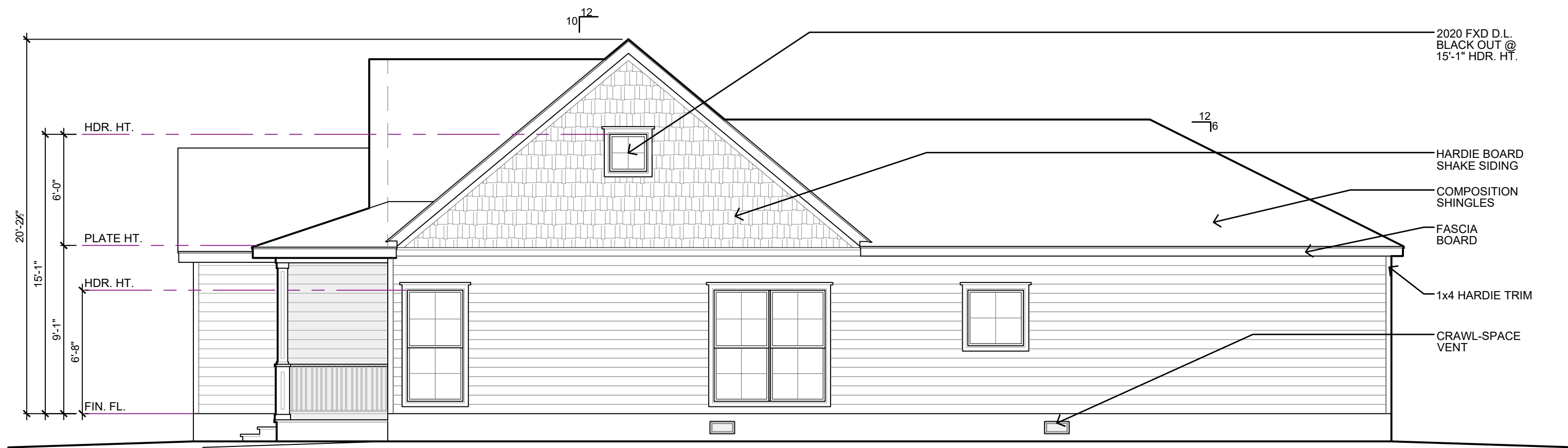
11/14/24

# Schuster Residence

100 S. Cottonbelt ave., Wylie, Tx 75098  
Kellers Second Addition, Blk:12, Lot:14



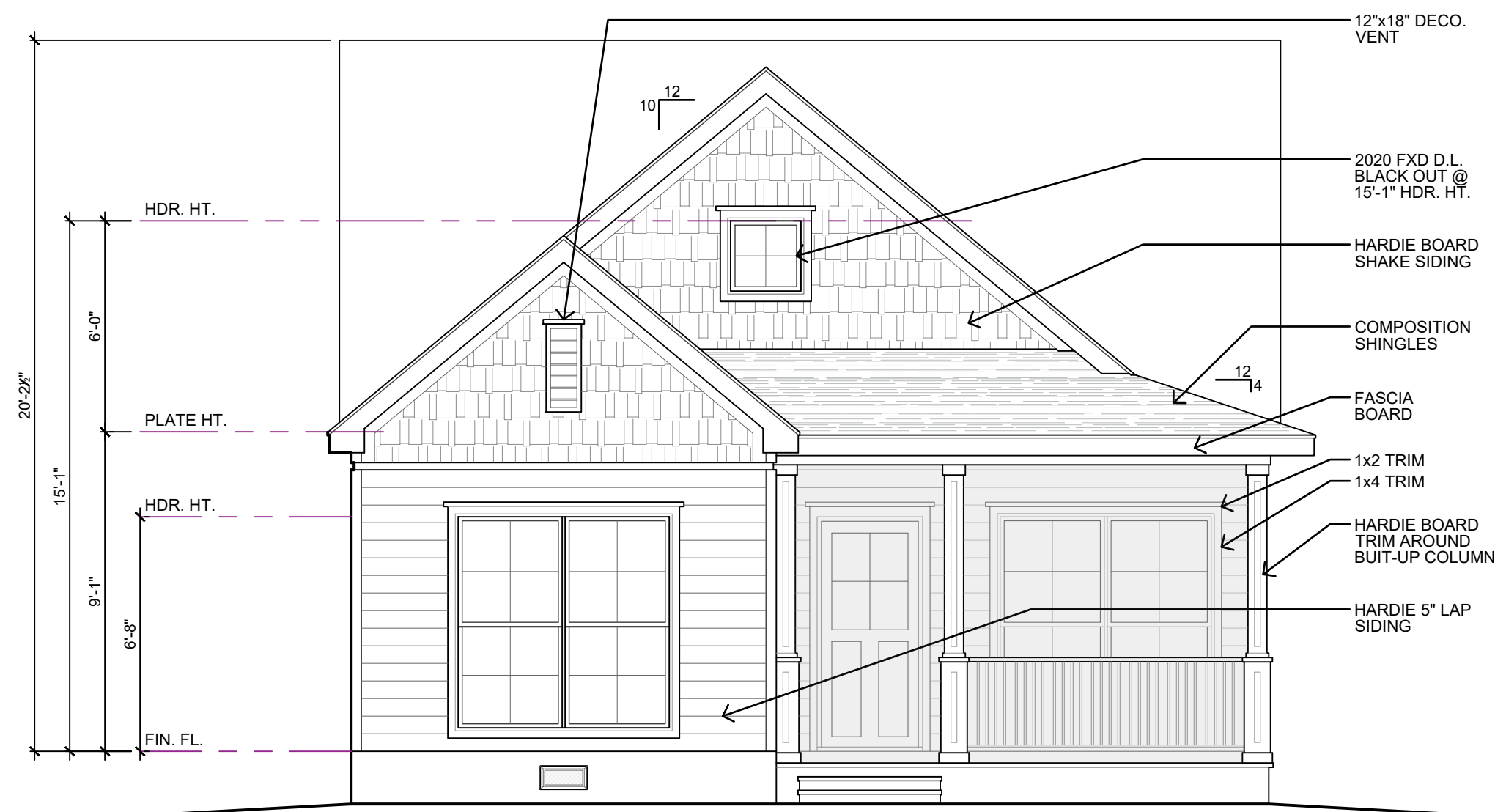
04 REAR ELEVATION  
SCALE: 3/16" = 1'-0"



02 RIGHT ELEVATION  
SCALE: 3/16" = 1'-0"



03 LEFT ELEVATION  
SCALE: 3/16" = 1'-0"



01 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

## RESIDENCE ELEVATIONS

TIM JACKSON  
CUSTOM HOMES

972-562-6623

P.O. Box 712, Allen, TX 75013

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214-586-9008

McKinney, Texas 75070  
www.cornerstonecad.net  
john@cornerstonecad.net

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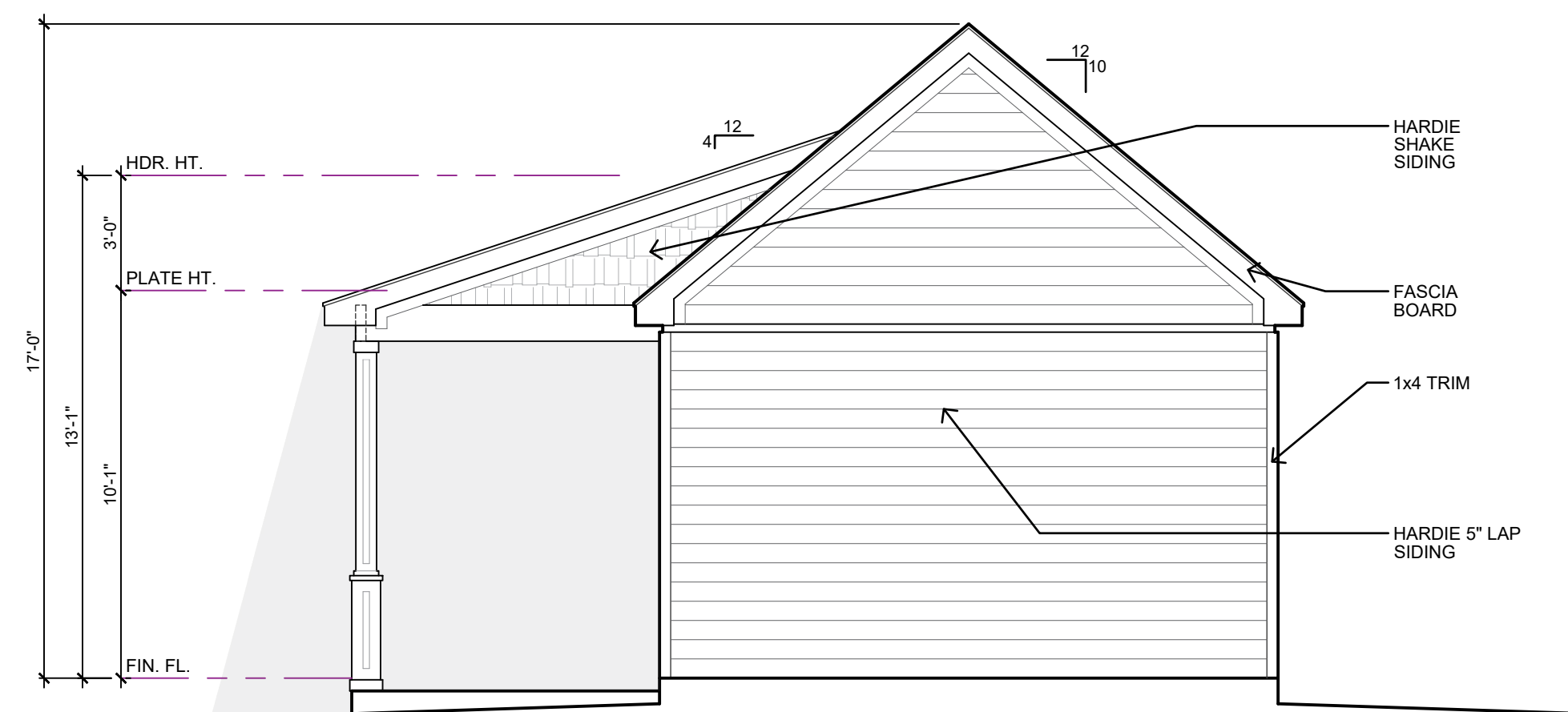
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# Schuster Residence

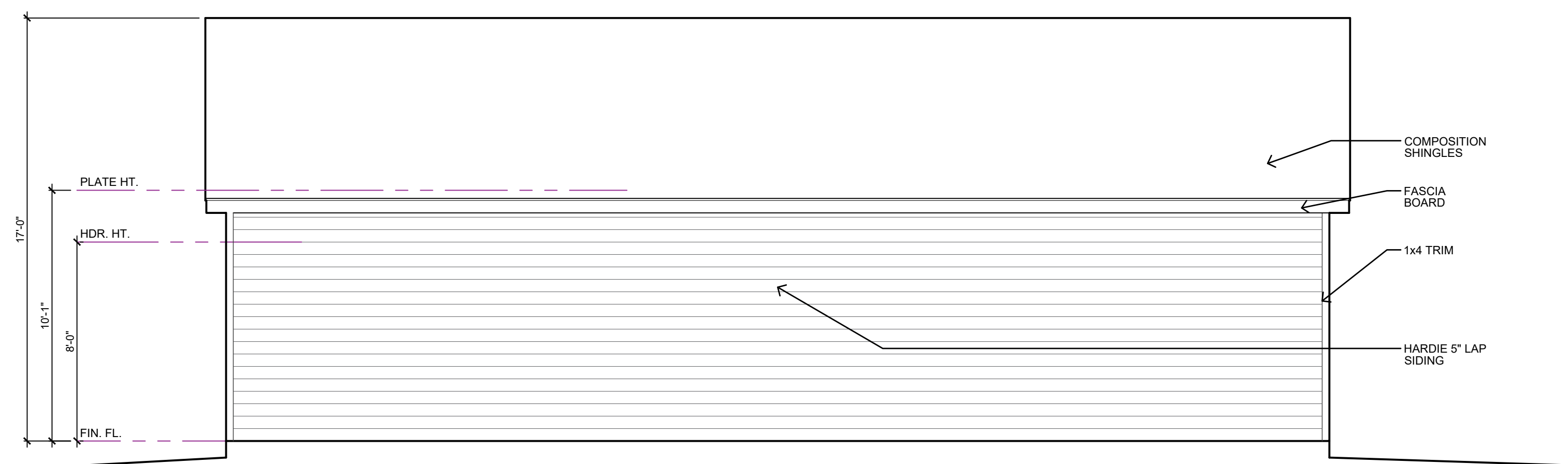
100 S. Cottonbelt ave., Wylie, Tx 75098  
Kellers Second Addition, Blk:12, Lot:14



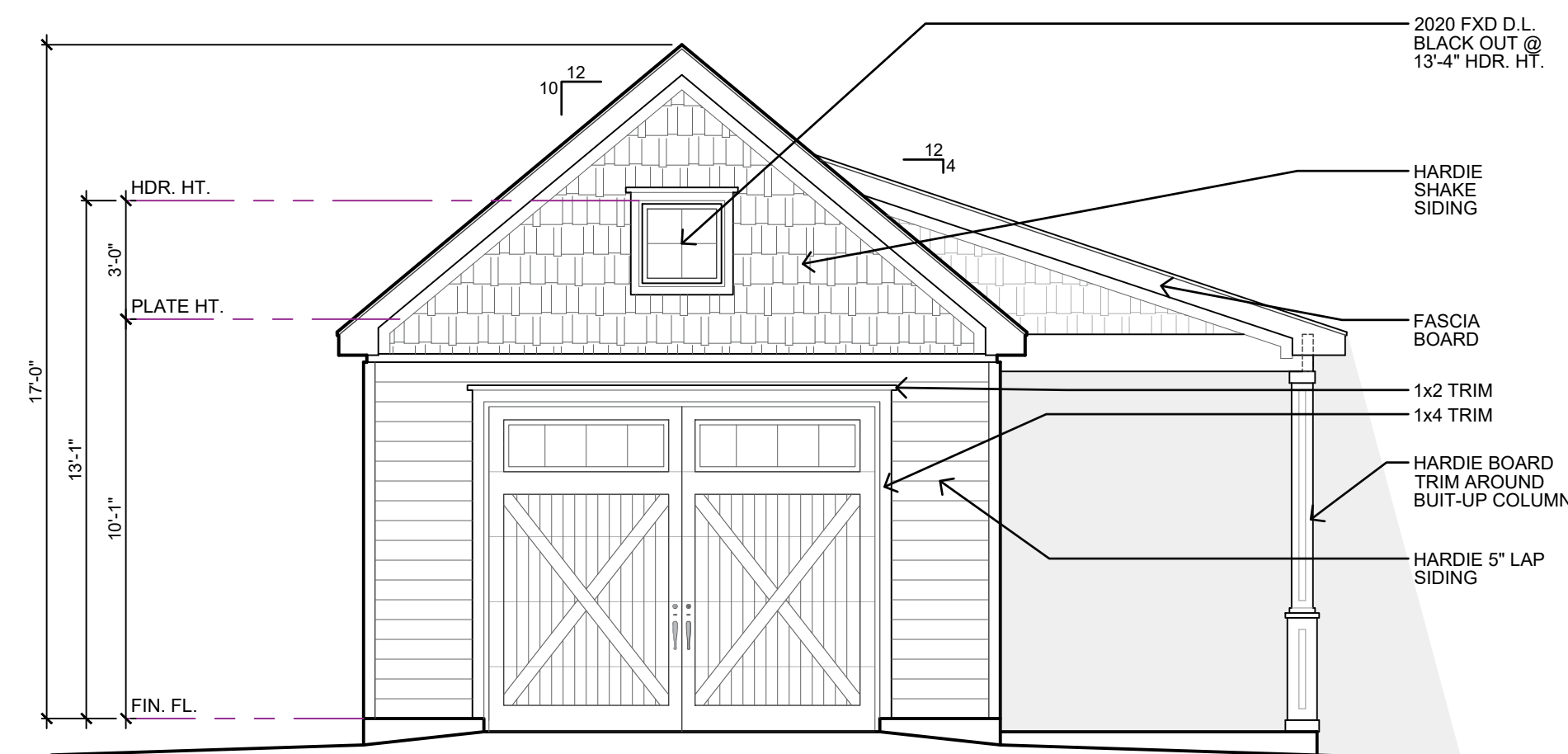
**04** GARAGE  
REAR ELEV.  
SCALE: 1/4" = 1'-0"



**02** GARAGE  
RIGHT ELEV.  
SCALE: 1/4" = 1'-0"



**03** GARAGE  
LEFT ELEV.  
SCALE: 1/4" = 1'-0"



**01** GARAGE  
FRONT ELEV.  
SCALE: 1/4" = 1'-0"

## GARAGE ELEVATIONS

**TIM JACKSON**  
CUSTOM HOMES



**972-562-6623**  
P.O. Box 712, Allen, TX 75013

**CORNERSTONE**  
ARTISTIC DESIGNS

**214-586-9008**  
McKinney, Texas 75070  
www.cornerstonecad.net  
john@cornerstonecad.net

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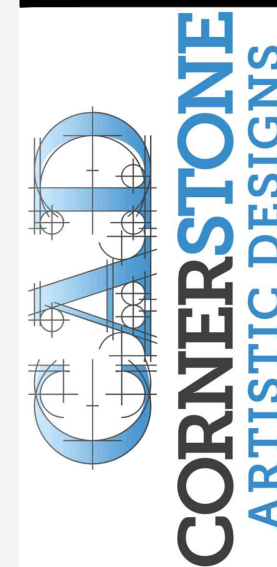
Schuster Residence  
100 S. Cottonbelt ave., Wylie, Tx 75098  
Kellers Second Addition, Blk:12, Lot:14

ROOF  
PLANS



972-562-6623

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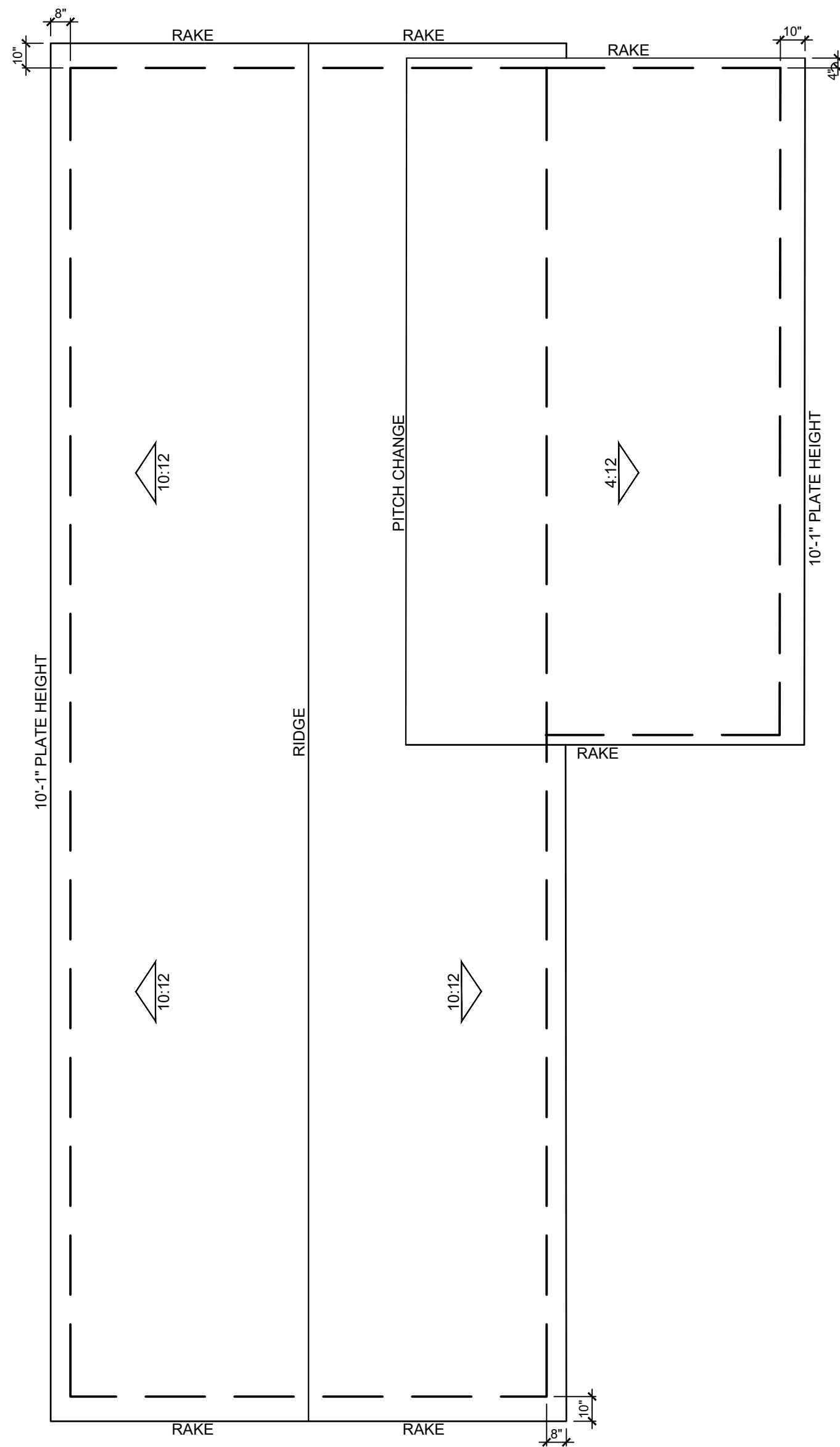


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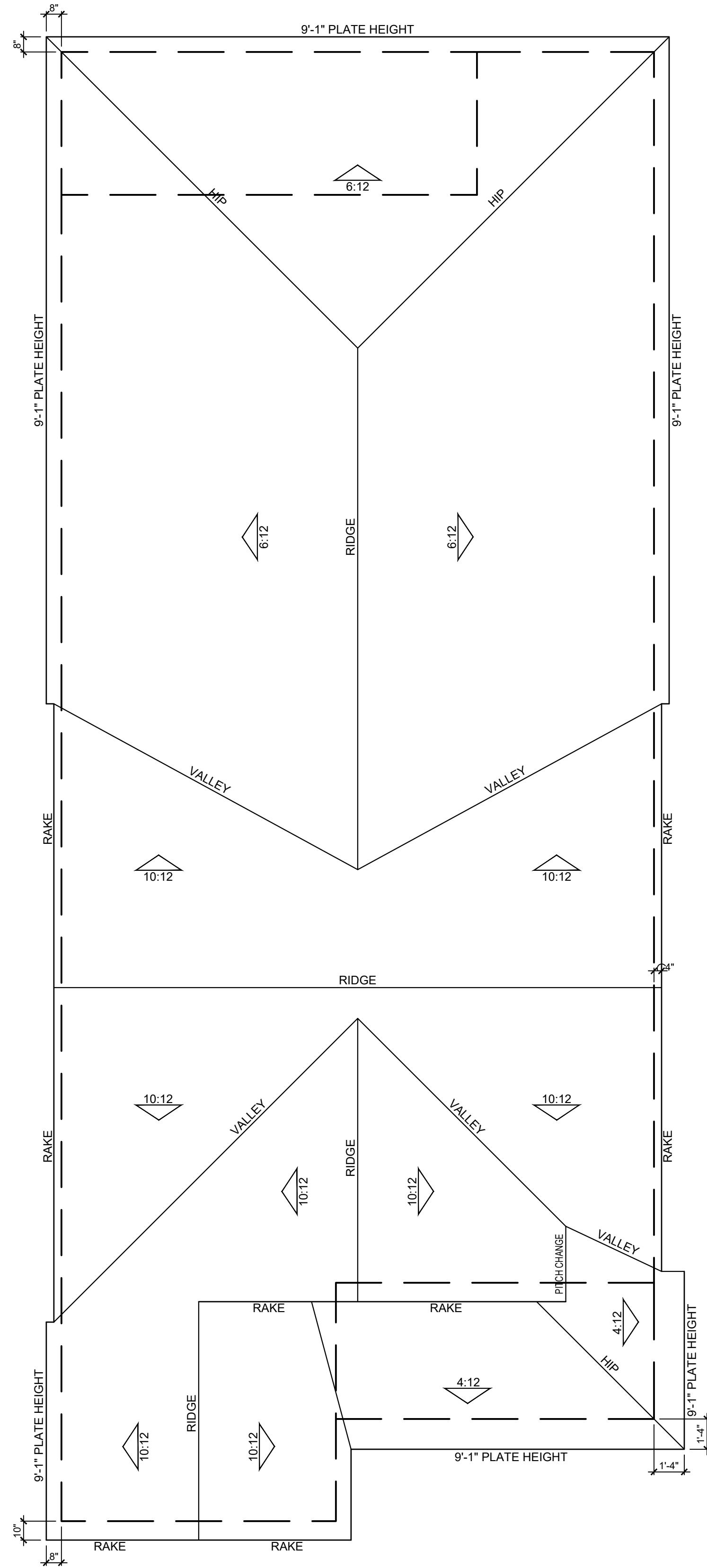
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john@cornerstonecad.net

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02 GARAGE  
ROOF PLAN  
SCALE: 1/4" = 1'-0"



01 RESIDENCE  
ROOF PLAN  
SCALE: 1/4" = 1'-0"