

VICINITY MAP  
SCALE = NONE

**NOTES:**

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  - 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
  - 2021 INTERNATIONAL BUILDING CODE (IBC)
  - 2021 INTERNATIONAL MECHANICAL CODE (IMC)
  - 2021 INTERNATIONAL PLUMBING CODE (IPC)
  - 2021 INTERNATIONAL FIRE CODE (IFC)
  - 2017 NATIONAL ELECTRIC CODE (NEC)
  - 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
  - TEXAS ACCESSIBILITY STANDARDS
  - CITY OF WYLIE ORDINANCES AND AMENDMENTS
- COLLIN CAD PROPERTY ID: 2727893  
GEO ID: R-10885-00A-0020-1
- LEGAL DESC: BOB HEATH ADDITION, BLOCK A, LOT 2
- LOT SIZE: 0.36 AC OR APX 15,681.6 SF.
- CURRENTLY ZONED CC, COMMERCIAL CORRIDOR.
- FUTURE SUITE NUMBERS SHALL COMPLY WITH CITY OF WYLIE GIS NAMING CONVENTION. I.E. UNIT 1 SHALL BECOME 1959-100, 1959-200, ETC.
- PARKING SPACES SHALL BE DIMENSIONED AND STRIPED PER CITY OF WYLIE THOROUGHFARE DESIGN STANDARDS, SECTION VII - OFF STREET REQUIREMENTS.
- EXISTING BUILDING OUT-TO OUT MEASUREMENT ARE VERIFIED AT 28' X 200' = 5,600 GROSS SQUARE FEET. NO FIRE SPRINKLER IS REQUIRED.
- BUILDING GROSS (OUT TO OUT) SF = 5,600. INTERIOR RENOVATION SF EXCEEDS 50% OF THAT GROSS SF. RENO CONSTRUCTION SHALL BE PER IEBC LEVEL 3 REQUIREMENTS.
- CURRENT UNIT 1 (1959-100) OCCUPIES APX 1,120 SF WITH A RETAIL USE PER SECT 5.2.A.2 OF AG AND ANIMAL RELATED - GROOMING. PARKED AT 1:325 SF.
- PROPOSED 1959-200: YOUTH WITH A MISSION (YWAM) THRIFT STORE PER SECT 5.2.F.26 OF RETAIL, PERSONAL SVC, & COML. 3,000 SF PARKED AT 1:250 SF WITH LOADING ZONE AVAILABLE.
- PROPOSED 1959-300: 740 SF OFFICE SPACE PARKED AT 1:400 SF.
- PROPOSED 1959-400: 740 SF OFFICE SPACE PARKED AT 1:400 SF.
- PARKING REQUIREMENTS:
  - 1959-100 1,120 SF, PKG AT 1:325 = 4
  - 1959-200 2,996 SF, PKG AT 1:250 = 12
  - 1959-300 740 SF, PKG AT 1:400 = 2
  - 1959-400 740 SF, PKG AT 1:400 = 2
  - 20 TOTAL PARKING SPACES REQUIRED.
  - 21 TOTAL PARKING SPACES PROVIDED.

Commercial Corridor District (CC)		
Height of Main Structure (feet)	50'	<input type="checkbox"/> 13'
Number of Stories	4	<input type="checkbox"/> 1
Residential Proximity	3:1 slope from residential lot line	N/A
Front Yard Setback (feet)	25	<input type="checkbox"/> Apx 7'
Side Yard Setback (feet)	10	<input type="checkbox"/> Apx 8'
Rear Yard Setback (feet)	10'	<input type="checkbox"/> 0
Lot Coverage	50%	<input type="checkbox"/> 36%
Buffering and Screening		<input type="checkbox"/>
Nonresidential Use Adjacent to Multifamily	Double Side and Rear Setback - 10' required landscaping w/screening	N/A
Nonresidential Use Adjacent to Multifamily	Double Side and Rear Setback - 5' required landscaping w/screening	N/A
Service and Loading Areas	Not visible from public street or adjacent residential uses	N/A

**1959 N. S.H. 78**  
 LOT 2, BLOCK A, BOB HEATH ADDITION, A SUBDIVISION IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 2015, PAGE 710, PLAT RECORDS OF COLLIN COUNTY, TEXAS.

**OWNER / APPLICANT:**  
 ROBERT HEATH  
 972-989-6462

**DESIGNER:**  
 BRYAN ROGERS, BETTER DESIGN RESOURCES LLC  
 P.O. BOX 1454, WYLIE, TX 75098  
 PH: 214-773-6460 FAX: 972-429-0224

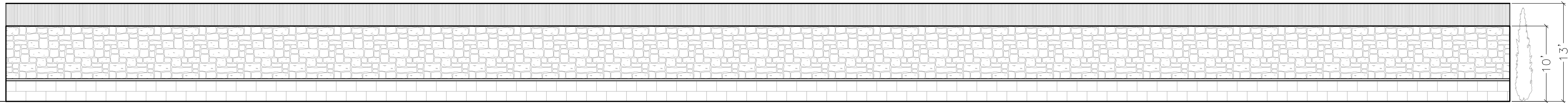
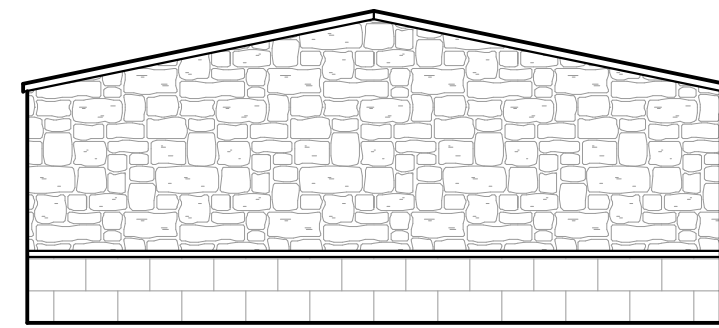
**BETTER DESIGN RESOURCES**  
 P.O. BOX 1454, WYLIE, TEXAS 75098  
 214-773-6460 WWW.BetterDesignResources.com  
 CONCEPTUAL • DESIGN • CONST DWG PKGS • CONSTRUCTION MANAGEMENT

19590 N. HWY 78, CITY OF WYLIE, COLLIN COUNTY, TEXAS 75098

DRAWING REV: FOR CONSTRUCTION  
 DRAWN BY: Bryan D. Rogers  
 DATE: 02-03-2025  
 SHEET OF

ORIGINAL SHEET SIZE = 24x36





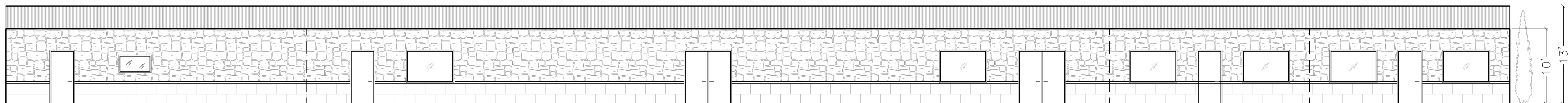
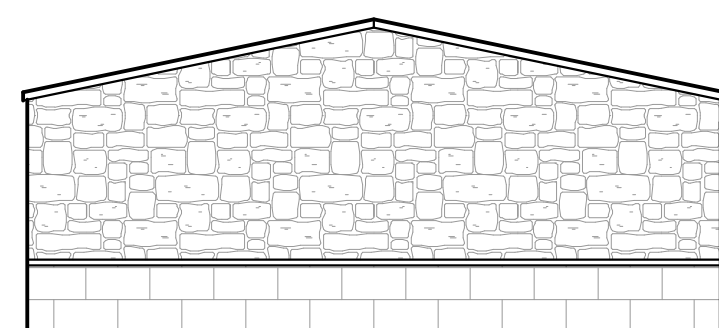
1959-400      1959-300      SUITE 1959-200      SUITE 1959-100  
 PROPOSED OFC    PROPOSED OFC      PROPOSED THRIFT      TO REMAIN

**SOUTH ELEVATION**

SCALE = 1/8" = 1'-0"

**EAST ELEVATION**

SCALE = 1/8" = 1'-0"



SUITE 1959-100      SUITE 1959-200      1959-300      1959-400  
 TO REMAIN      PROPOSED THRIFT      PROPOSED OFC      PROPOSED OFC

**NORTH ELEVATION**

SCALE = 1/8" = 1'-0"

**WEST ELEVATION**

SCALE = 1/8" = 1'-0"



**EXTERIOR FACADE:**

1. GRANITE SPRAYSTONE SHALL BE APPLIED TO THE EXTERIOR OF THE STRUCTURE TO PRODUCE A GRANITE MASONRY FINISH, MATCHING THE ADJACENT BUILDING. THE SPRAYSTONE PRODUCT IS APX 5 TO 7 LBS PER SQUARE FOOT, MAKING IT POSSIBLE TO ENHANCE THE EXTERIOR OF THE EXISTING BUILDING WITH A MASONRY PRODUCT THAT IS RELATIVELY VERY LIGHT.



**ADJACENT BUILDING, MASONRY EXAMPLE**

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