

BENCHMARKS:

BM1: PK NAIL SET IN CURB,
2.7' WEST OF WEST PROPERTY LINE, APPROX. 125'
SOUTH OF HWY 78, ELEV 531.27

BM2: PK NAIL SET IN CURB, 97' EAST OF EAST
PROPERTY LINE, APPROX. 47' SOUTH OF HWY 78,
ELEV 529.44

CITY OF WYLLIE CONTROL MONUMENT CM-1
MONUMENT IS LOCATED ON NORTH SIDE OF STATE
HWY 78 NEAR EAST ENTRANCE DRIVE FOR THE CITY
OF WYLLIE MUNICIPAL COMPLEX AT 2000 N STATE HWY
78
ELEV 530.29

CITY OF WYLLIE CONTROL MONUMENT CM-2
MONUMENT IS LOCATED ON NORTH SIDE OF STATE
HWY 78 AND WEST OF SOUTH BALLARD ST NEAR SE
CORNER OF BUILDING LOCATED AT 104 S BALLARD ST
ELEV 530.24

DEVELOPMENT SCHEDULE:

CONSTRUCTION WILL BEGIN IMMEDIATELY UPON
PERMIT APPROVAL

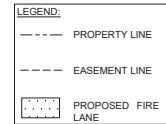
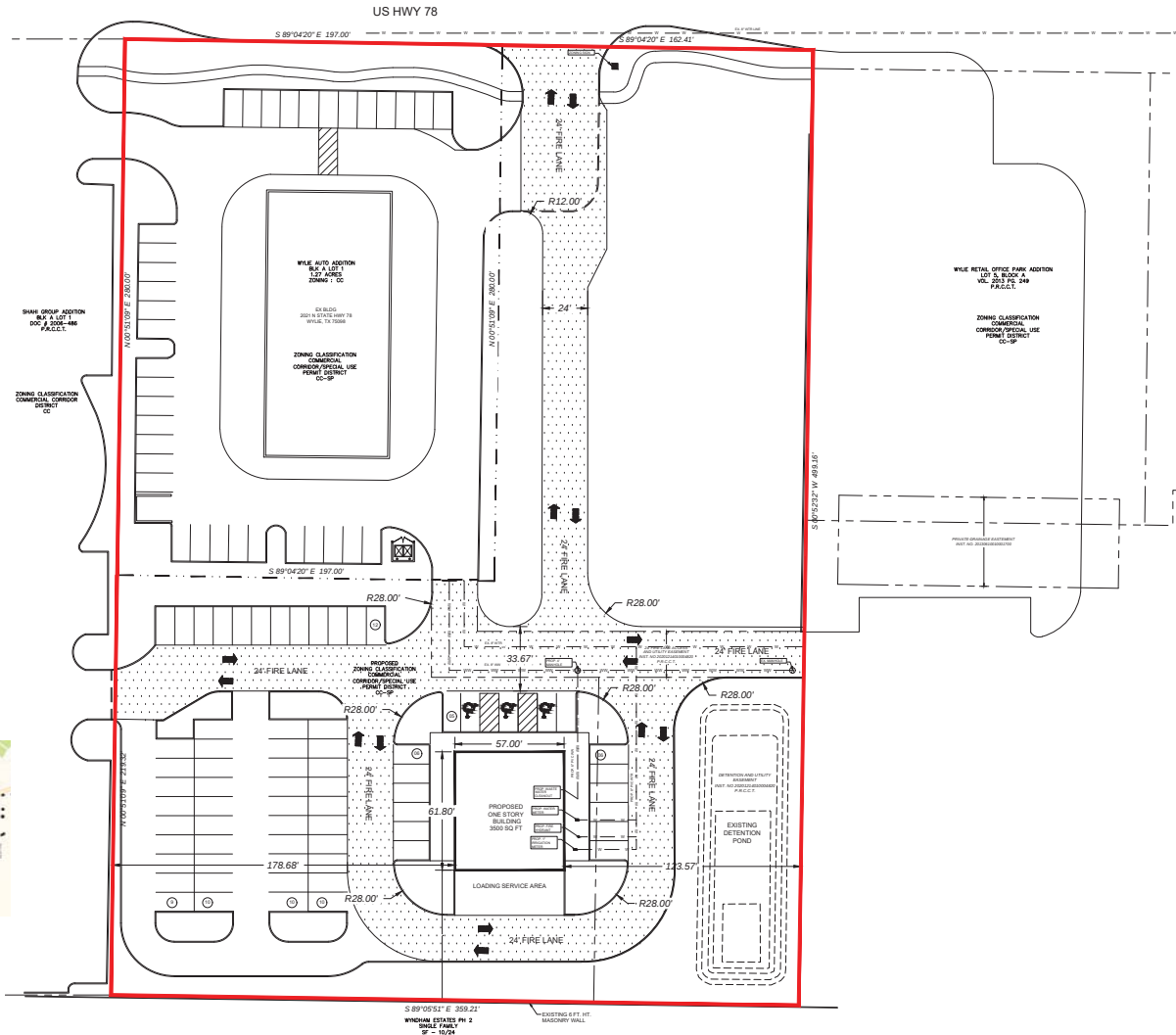
ANTICIPATED CONSTRUCTION DURATION IS 1 YEAR

DESIREABLES MET FIGURE 4-7:

- INDIVIDUAL BUILDINGS W/FOOTPRINTS = OR <
10,000 SQUARE FEET
- FRONT FACADE ORIENTED TO THE STREET
- COMBINED ACCESS POINTS WITH ADJACENT
TRACTS
- LOCATION OF SERVICE AND LOADING AREAS NOT
VISIBLE FROM PUBLIC STREET

TOTAL SITE DATA SUMMARY:

ZONING: COMMERCIAL CORRIDOR (CC)
ADJACENT ZONING: COMMERCIAL CORRIDOR (CC)
EXTERIOR BUILDING MATERIALS: BRICK VENEER, STUCCO
TOTAL LOT AREA: 2.852 ACRES
TOTAL BUILDING SQ FT: 3,500 SQ. FT.
TOTAL PARKING REQ: 3,500/300 = 12 SPOTS
TOTAL PARKING PROV: 64 SPACES + 3 ADA SPACES
+ 1 EV CHARGING
IRRIGATION PROVIDED ON ADDITIONAL LANDSCAPING



GENERAL SITE AND ADA NOTES:

- THIS SITE PLAN IS PREPARED FOR PERMITTING PURPOSES. REFER TO FINAL CIVIL CONSTRUCTION DOCUMENTS FOR DETAILED DESIGN AND CONSTRUCTION INFORMATION
- CONTRACTOR SHALL ADHERE TO TxDOT AND CITY OF WYLLIE STANDARDS, SPECIFICATIONS, DETAILS AND REQUIREMENTS
- ALL NEW PAVING, HARDSCAPING AND SIDEWALKS ARE INTENDED TO BE INSTALLED TO MATCH EXISTING GRADE AT THE PERIMETER AND PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING, TYPICAL.
- AN ACCESSIBLE PATH FREE OF BARRIERS SHALL CONNECT BUILDING ENTRANCES TO ADA PARKING AND UNLOADING ZONES, INCLUDING CITY SIDEWALKS IF THEY EXIST OR ARE REQUIRED. CURBED SIDEWALKS SHALL BE PROVIDED WITH APPROVED ADA CURB RAMPS, W/ 1:12 SLOPES ALONG ACCESSIBLE PATHS. CURB RAMPS WHICH PROJECT INTO SIDEWALK PATH SHALL BE PROVIDED WITH FLARED SIDES PER ADA GUIDELINES.
- EXTERIOR FLAT WORK THAT IS PART OF AN ACCESSIBLE PATH SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE FOR ADA, AND NOT LESS THAN 0.5% FOR POSITIVE DRAINAGE AWAY FROM BUILDING, TYPICAL.
- (1) ADA SPACE IS REQUIRED FOR EACH (25 SPACES) OF CUSTOMER & EMPLOYEE PARKING, & AT LEAST (1 SPACE) SHALL MEET VAN ACCESSIBLE STANDARDS WITH AN 8 FT. WIDE MIN. UNLOADING ZONE. ADA PARKING SPACES AND UNLOADING ZONES (INCLUDING SERVICE DRIVE UNLOADING ZONES) MAY NOT EXCEED A 2% SLOPE IN ANY DIRECTION.
- STRIPED CROSS WALKS SHALL BE PROVIDED WHERE ACCESSIBLE PATHS MUST CROSS VEHICULAR DRIVES PER ADA GUIDELINES.
- PROVIDE RAISED CURB SIDEWALK & HARDSCAPING TO HELP SEPARATE VEHICULAR AND PEDESTRIAN TRAFFIC WHEN POSSIBLE. ALTERNATE: PROVIDE CONCRETE WHEEL STOPS AT ALL CUSTOMER PARKING, PINNED TO NEW CONCRETE.
- ADA ENTRANCES/EXITS SHALL BE PROVIDED WITH A LEVEL LANDING CLEAR SPACE ADJACENT TO DOORS WITH SLOPES NOT TO EXCEED 2% IN ANY DIRECTION. THERE SHALL NOT BE A VERTICAL STEP OF GREATER THAN 1/4" ALONG THE ACCESSIBLE PATH, ENTRANCES AND EXITS. EXCEPTION - A 1/2" MAX VERTICAL RISE IS PERMITTED WITH A PROVIDED 1 TO 2 SLOPED TRANSITION, I.E. DOOR THRESHOLD.
- IF CITY SIDEWALKS ARE EXISTING OR REQUIRED, THEN AN ACCESSIBLE PATH SHALL CONNECT TO STREET SIDEWALKS W/ RUNNING SLOPE NOT TO EXCEED 5% AND CROSS SLOPES NOT TO EXCEED 2%.
- RUNNING SLOPES ALONG AN ACCESSIBLE PATH THAT MUST EXCEED 5%, ARE CONSIDERED AN ADA RAMP WITH MAXIMUM SLOPES NOT TO EXCEED 8.3% OR 1:12 W/ MAX 2% CROSS SLOPES AND ADA HANDRAILS ON BOTH SIDES. RAMP RUNS NO LONGER THAN 30 FT WITHOUT AN INTERMEDIATE 5'X5' LEVEL LANDING.

ENGINEER OF RECORD:
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OWNER INFORMATION:
JU WALTER MUHAMMAD
MEGA DISCOUNT TIRE AND
AUTO REPAIR, LLC
2021 N HWY 78
WYLLIE, TX 75098

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

WYLLIE AUTO SHOP

ZONING EXHIBIT AND
SITE PLAN

AUTO 1ST

2021 N STATE HWY 78

WYLLIE, TX 75098

CITY OF WYLLIE, TEXAS

REVIEW BY:	DRAWN BY:	DATE	SHEET
B.S.	E.R.	9/9/26	SITE

ISSUED FOR REZONING PURPOSES ONLY.
NOT RELEASED FOR CONSTRUCTION OR BIDDING.
FINAL CONSTRUCTION DOCUMENTS SHALL BE ISSUED SEPARATELY.



PLANT SCHEDULE					
ABB	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
Shade Trees					
BO	Quercus macrocarpa	Bur Oak	2 EA.	#65, 3" cal. Min., 12" Ht. min., 8' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
CE	Ulmus crassifolia	Cedar Elm	8 EA.	#65, 3" cal. Min., 12" Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
LO	Quercus virginiana	Live Oak	4 EA.	#65, 3" cal. Min., 12" Ht. min., 5' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
RO	Quercus shumardii	Shumard's Red Os	4 EA.	#65, 3" cal. Min., 12" Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
Ornamental Trees					
CM	Lagerstroemia indica 'Watermelon Red'	Crape myrtle - Watermelon Red	4 EA.	#45, 10" Ht. Min., 6' spread Min.	Container, 3 to 5 canes, 1" cal. Cane min., Well Branched
Shrubs					
NPH	Ilex cornuta 'Needlepoint'	Needlepoint Holly	63 EA.	#5, 24" min. Ht., 18" min spread	Container, Well branched full to ground, Plant 36" on center
RY	Hesperaloe parviflora	Red Yucca	31 EA.	#5, 24" min. Ht., 18" min spread	Container, Well branched, Plant 60" on center
SLY	Yucca recurvifolia	Softleaf Yucca	46 EA.	#5, 24" min. Ht., 18" min spread	Container, Well branched, Plant 60" on center
VY	Yucca filamentosa 'Color Guard'	Color Guard Yucca	16 EA.	#5, 24" min. Ht., 18" min spread	Container, Well branched, Plant 36" on center
Perennials					
AS	Salvia greggii	Autumn Sage	82 EA.	#1, 12" min. Ht., 12" min spread	Container, Well branched, Plant 24" on center
RM	Rosmarinus officinalis	Upright Rosemary	19 EA.	#3, 24" min. Ht., 18" min spread	Container, Well branched, Plant 48" on center
Ornamental Grasses					
HFG	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	34 EA.	#1, 12" min. Ht., 12" min spread	Container, Well branched, Plant 24" on center
Lawn Grasses					
BG	Cynodon dactylon	Bermuda Grass	19,465 Sq. Ft.	Solid Sod	Staggered tight joints, sand filled and rolled
Misc					
AGG	Native Gravel		355 Sq. Ft.	5/8" - 1-1/2" diameter, 4" deep	Install per detail, Color selected by Landscape Architect
BOULDER	Texas Moss Boulder		20 EA.	18 ea @ 3' x 5' x 3"; 2 ea @ 4' x 3' x 2"; and 2 ea @ 3' x 2' x 2'	Install per detail, Color selected by Landscape Architect
DG	Decomposed Granite		4,815 Sq. Ft.	4" deep	Install per detail
SE	Steel Edging Reversion		375 Ln. Ft.	1/4" x 6"	Install per detail, 1" above adjacent grade. Install with metal stakes

Element	Landscape Design Requirements		Required	Provided
	Base Standard	Base Standard		
	(all development must comply fully with all listed below)			
Landscape in Required Yards	1. 20% of Site (124,221 S Sq. Ft.)	24,844.3 Sq. Ft.	24,945 Sq. Ft.	
	2. Landscaping is required in the front yard	N/A	N/A	
	3. Landscaping is required in side and rear yards adjacent to, or across the street from residential.	YES	YES	
	4. Site plans requiring more than 12 spaces required to have 50 sq. ft. of landscaping per space. (10 Parking Spaces)	3,500 Sq. Ft.	4,810 Sq. Ft.	
Landscape of Parking Lots	2. No parking space further than 60' from landscaped area on site.	YES	YES	
	3. Parking rows 12 spaces or longer shall have landscaped islands at end.	YES	YES	
	4. All parking rows shall have landscaped areas at least every 12 spaces.	YES	YES	
Visual Screening	1. Required screening in strip at least 5' wide, plants 3' in height when planted.	N/A	N/A	
	2. One Flowering Tree per 20 Ln. Ft. of Screening	N/A	N/A	
	1. At least 50% of required front yard developed as landscaped buffer	N/A	N/A	
	2. Landscape Buffer Width	N/A	N/A	
Landscape of Street Frontages	3. Trees required in buffer, in groves or belts on a 30'-40' spacing	N/A	N/A	
	4. Required trees at least 3" in caliper	N/A	N/A	
	5. At least 4' meandering concrete walkway on perimeter when adjacent to thoroughfare.	N/A	N/A	

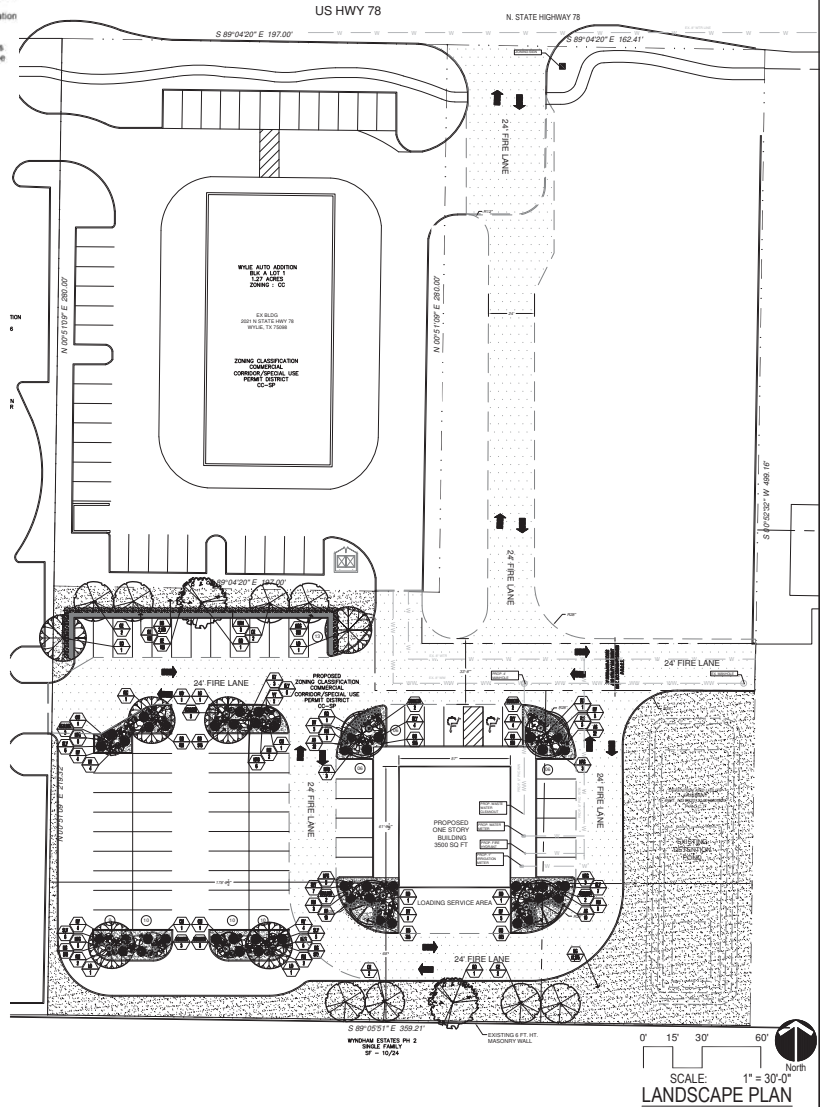
Element	Desirable (Each development must select 4 of the 8 desirables listed below)	Required	Provided
Landscape in Required Yards	1. Landscaping that exceeds the minimum by 10%.	1,243 Sq. Ft.	9,937 Sq. Ft.
	2. Landscaping in side and rear yard not otherwise required.		14,455 Sq. Ft.
Landscape of Parking Lots	1. Landscaping 10% or more in excess of 50 sq. ft./space.	370 Sq. Ft.	1,790 Sq. Ft.
	2. Parking lots with no space further than 40 feet from a landscaped area.		
Landscape of Street Frontage	3. Landscaped pedestrian connection to main entrance.		
	1. Use of rock walls or other natural landscape features.	YES	YES
	2. Increase in minimum width of landscape buffer by 20%.		
	3. Provision of special benches, pedestrian lighting other streetscape elements.		

PLANTING NOTES:

1. Submit a construction schedule of work to be approved by Landscape Architect and Owner. Failure to submit schedule may result in Landscape Architect stopping construction until submitted. No extensions of time will be considered for failure to promptly submit schedule.
2. Notify Landscape Architect 48 hours in advance of commencement of work to coordinate project inspection schedules.
3. Locate existing underground utilities and obstructions prior to commencing work. Repair damage to utilities resulting from the installation of the work at no additional cost to Owner.
4. Notify Landscape Architect immediately upon encountering any unknown obstructions, grade differences or conditions not indicated on drawings. Make necessary revisions as required to conform to plans and specifications due to failure to give such notification.
5. Coordinate with other trades and subcontractors as required to accomplish the planting operation.
6. Plant material shall be tagged or approved at site by Landscape Architect prior to installation. Install plant material free of pest and diseases. Guarantee plant material for a period of 365 calendar days from date of issuance of final acceptance by Landscape Architect.
7. Layout proposed planting beds and receive Landscape Architect's approval prior to installation. Notify Landscape Architect of layout conflicts. Failure to notify Landscape Architect will result in Contractor's liability to relocate materials at no additional expense to Owner.
8. Excavate bed areas to a depth of 4 inches, backfill with 4 inches of Acid Gro Complete mix as manufactured by Soil Building Systems and rototill to a depth of 12 inches producing a homogeneous mixture.
9. Final locations of plant material shall be subject to approval by Landscape Architect. Install groundcover 12 inches from the edge of shrubs and tree root balls and 4 inches from edge of paving, walls and other structures.
10. Backfill tree and shrub pits with one part compost as manufactured by Soil Building Systems and two parts existing soil.
11. Stake tree locations and acquire written approval from Landscape Architect prior to installation of irrigation system. Do not locate tree(s) within 10 feet of any irrigation rotary spray head. Install tree(s) in areas covered by irrigation system. Provide supplemental watering as required until final acceptance by Landscape Architect. Locate tree(s) 4 feet minimum from walls, headers, property lines and other trees within project. Notify Landscape Architect of location conflicts for resolution. Failure to notify Landscape Architect will result in Contractor's liability to relocate trees at no additional expense to Owner.
12. Stake tree(s) immediately upon installation and within same day as planted.
13. Mulch planting beds and tree pits with shredded hardwood mulch.
14. All landscape areas to be watered by an automatic landscape irrigation system.

Landscape Maintenance

1. All landscaped areas must be kept in a healthy and growing condition. All seasonal plantings must be replaced at the appropriate time as indicated in the landscape plan. Any plant materials that die during a time of year when it is not feasible to replant, shall be replaced as soon as possible.
2. Landscape maintenance includes, but is not limited to, the following:
 - a. Prompt removal of all litter, trash, refuse and waste;
 - b. Lawn mowing on a periodic basis during the growing season;
 - c. Shrub pruning according to accepted practices of landscape professionals to maintain plants in a healthy condition;
 - d. Tree pruning according to latest edition of the Tree-Pruning Guidelines published by the International Society of Arboriculture;
 - e. Watering of landscaped areas on a regular basis to maintain good plant health;
 - f. Keeping landscape lighting in working order;
 - g. Keeping lawn and garden areas alive, free of weeds, and attractive; cleaning of shrubs, waterways and landscaped areas lying between public right-of-way lines and the property unless the streets, waterways or landscaped areas are expressly designated to be maintained by applicable governmental authority.



PROJECT NAME
WYLIE DISCOUNT AUTO

PROJECT NUMBER
28-008

REVISIONS

CITY COMMENTS 7/2/26

REVISED BASE PLAN 8/1/26

WYLIE DISCOUNT AUTO

2021 N. STATE HWY 78

WYLIE, TEXAS

07/06/2026

PROJECT NAME

WYLIE DISCOUNT AUTO

2021 N. STATE HWY 78

WYLIE, TEXAS

RICKY D. PETTY

LANDSCAPE ARCHITECT

7730 ALTO CARO DRIVE

DALLAS, TEXAS 75248

PHONE: (214) 646-6389

e-mail: rdp@rdpetty.com

TITLE

LANDSCAPE

DATE

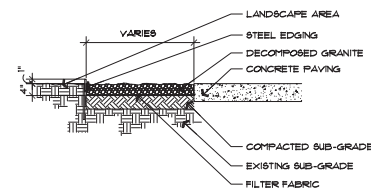
JULY 06, 2026

SCALE

1" = 30'-0"

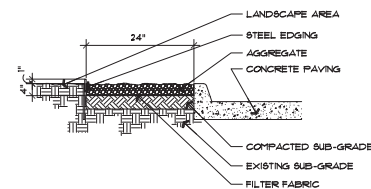
SHEET

L-1



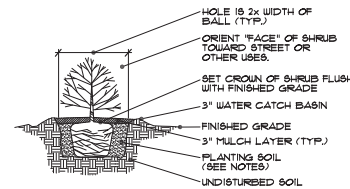
4 DECOMPOSED GRANITE

SCALE: NONE



3 AGGREGATE AT BACK OF CURB

SCALE: NONE



2 SHRUB PLANTING

SCALE: NONE

ROOT ANCHOR ITEM	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 Gallon or 17" root ball	12" - 18" Minimum Depth	3 - V8B Anchors
30-BG	20 / 30 Gallon or 22" root ball	18" - 24" Minimum Depth	3 - V8B Anchors
45-BG	45 / 65 Gallon or 27-30" root ball	24" - 30" Minimum Depth	3 - V8B Anchors
100-BG	95 / 100 Gallon or 36" root ball	30" - 36" Minimum Depth	3 - V8B Anchors
150-BG	150 Gallon or 42" root ball	40" Minimum Depth	3 - V8B Anchors
200-BG	200 Gallon or 48" root ball	40" Minimum Depth	3 - V8B Anchors
300-BG	300 Gallon or 58" root ball	40" Minimum Depth	3 - V8B Anchors
CUSTOM-BG	Root Balls larger than 60"	TBD	

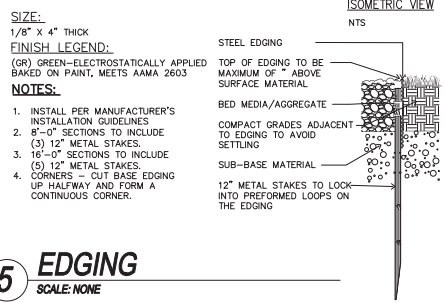
CHECK PERCOLATION RATE. INSTALL TREE SUMP IF UNACCEPTABLE FOR GUARANTEE.
 WRAP RED OAK, LIVE OAK & CADDIS MAPLE TREE TRUNKS W/ BURLAP, STARTING AT BASE OF TRUNK EXTENDING UP TO BOTTOM BRANCHING.

ROOT ANCHOR INSTALLATION:

- STEP 1:
- SET TREE IN PLANTING PIT
 - PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
 - CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE
 - ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET
- STEP 2:
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL
 - SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE
- STEP 3:
- REMOVE DRIVE ROD
 - REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS
 - PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-6B ANCHOR OR 6" OR 1" FOR THE V-8B ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
 - PLACE 'S' HOOK OVER THE END OF THE U-BRACKET
 - PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RING BITE INTO TOP OF ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF ROOT BALL
 - TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY

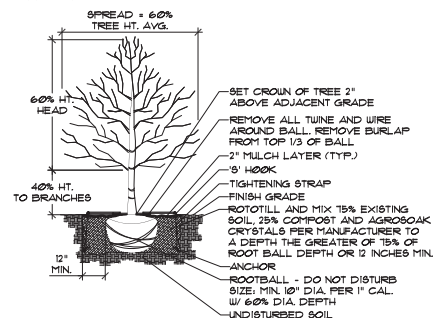
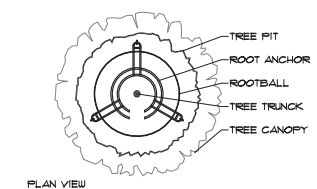
1 TREE PLANTING

SCALE: NONE



5 EDGING

SCALE: NONE



TREE PLANTING DETAIL

(2 1/2" CAL. OR LARGER)

- SIZE:
 1/8" X 4" THICK
- FINISH LEGEND:
 (GR) GREEN-ELECTROSTATICALLY APPLIED BAKED ON PAINT, MEETS AAMA 2603
- NOTES:
1. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES
 2. 8"-0" SECTIONS TO INCLUDE (3) 12" METAL STAKES.
 3. 16"-0" SECTIONS TO INCLUDE (5) 12" METAL STAKES.
 4. CORNERS - CUT BASE EDGING UP HALF WAY AND FORM A CONTINUOUS CORNER.

- STEEL EDGING
- TOP OF EDGING TO BE MAXIMUM 0" ABOVE SURFACE MATERIAL
- BED MEDIA/AGGREGATE
- COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING
- SUB-BASE MATERIAL
- 12" METAL STAKES TO LOOK INTO PREFORMED LOOPS ON THE EDGING



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DUNCANVILLE, TEXAS 75138
phone: 214-245-8024
e-mail: d3architecture@yahoo.com

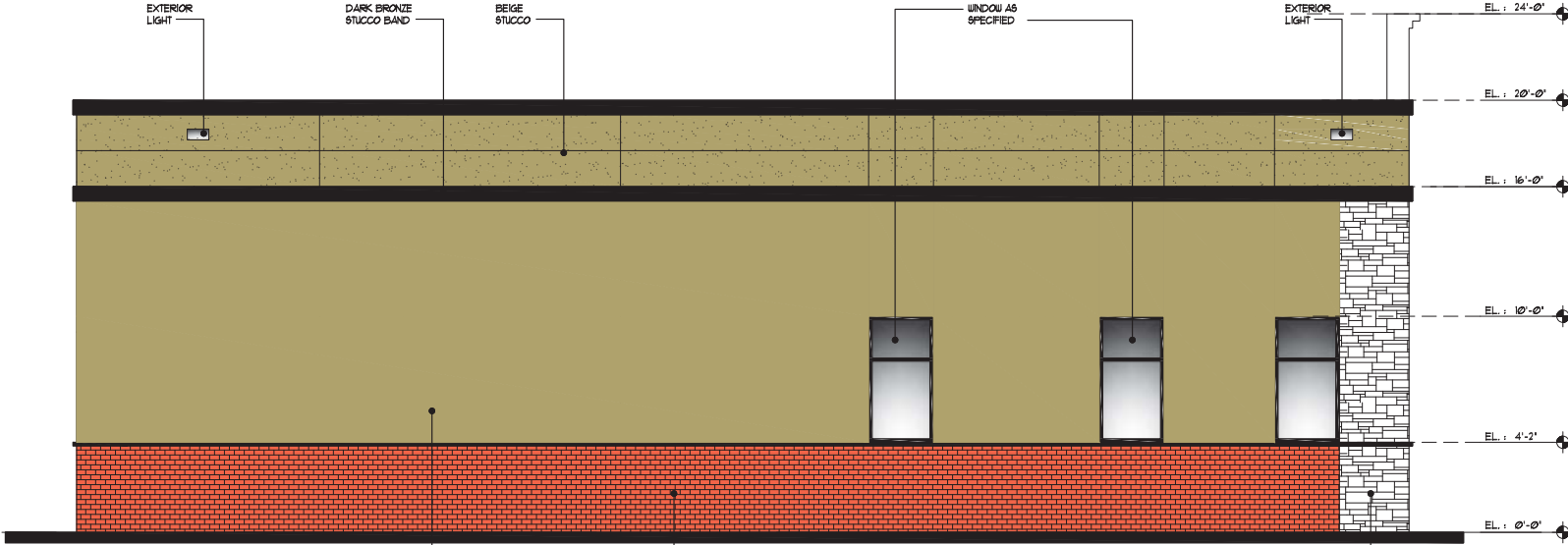
PROPOSED PLANS FOR
MEGA DISCOUNT TIRES
AUTO REPAIR PHASE 2
2021 STATE HWY 78
WYLIE, TEXAS 75098

FACADE PLAN NOTES:

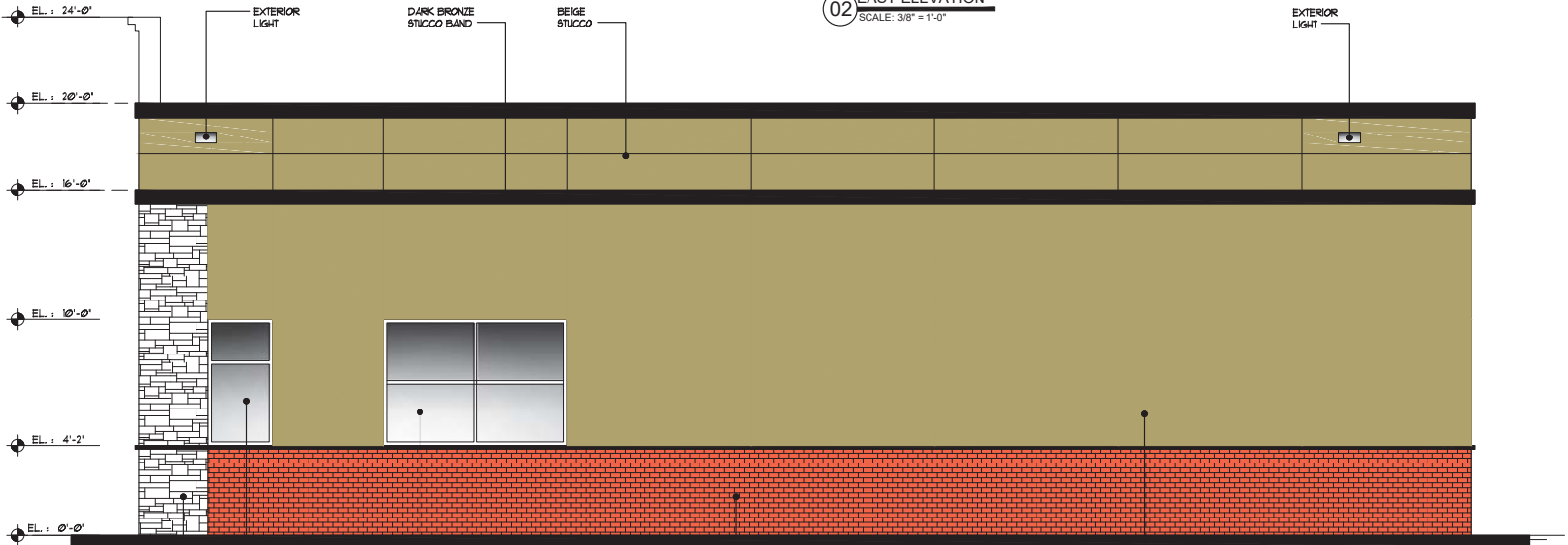
1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
3. WHEN PERMITTED EXPOSED UTILITY BOXES SHALL BE PAINTED TO MATCH THE BUILDING. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
4. ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE STATED BY THE CHIEF BUILDING OFFICIAL.

EAST FACADE	
MATERIAL	PERCENTAGE (%)
BRICK VENEER	19.21%
ALUMINUM WINDOWS	4.33%
STONE VENEER	4.03%
STUCCO CORNICE	1.06%
STUCCO BAND	4.26%
STUCCO	67.05%
TOTAL:	100.0%

WEST FACADE	
MATERIAL	PERCENTAGE (%)
BRICK VENEER	19.21%
ALUMINUM WINDOWS	9.53%
STONE VENEER	4.03%
STUCCO CORNICE	1.06%
STUCCO BAND	4.26%
STUCCO	65.85%
TOTAL:	100.0%



02 EAST ELEVATION
SCALE: 3/8" = 1'-0"



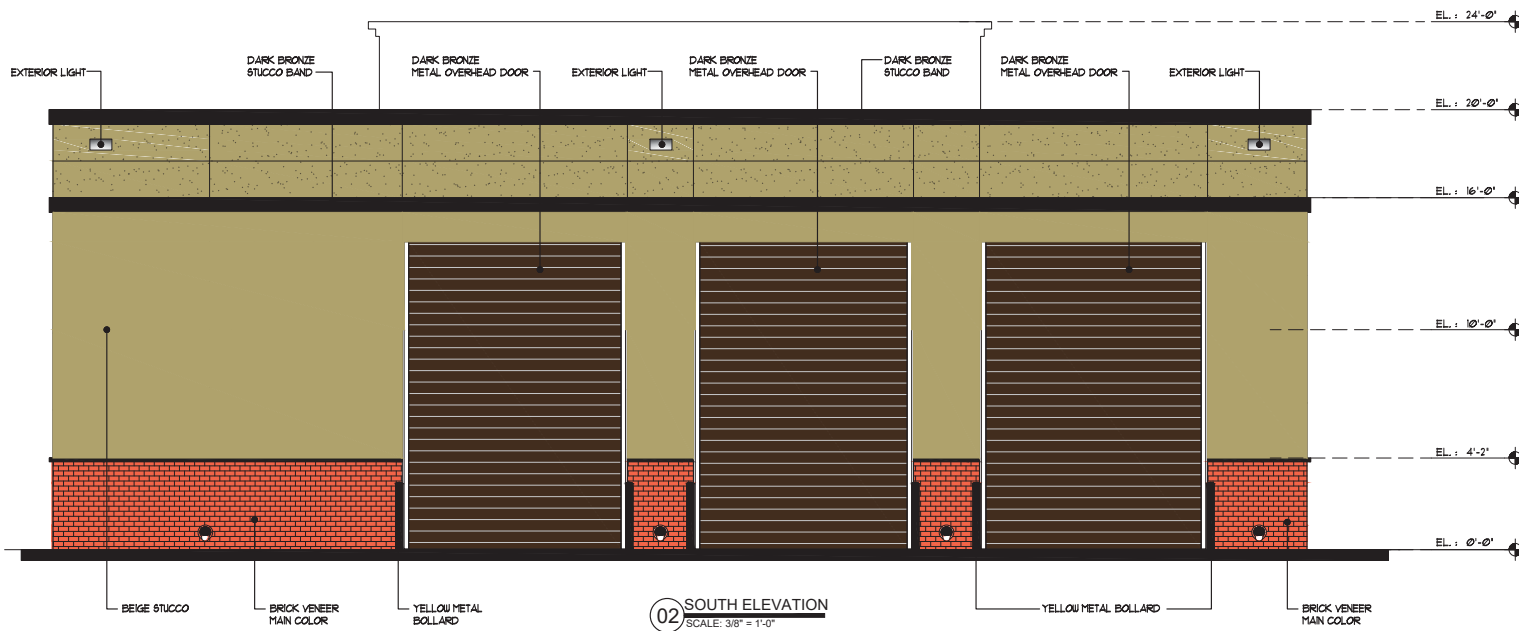
01 WEST ELEVATION
SCALE: 3/8" = 1'-0"

REVISION

ISSUE DATE
JULY 06 2026
PROJECT NUMBER
2025.0728.006
SHEET TITLE

ELEVATIONS

SHEET OF X
AE-02

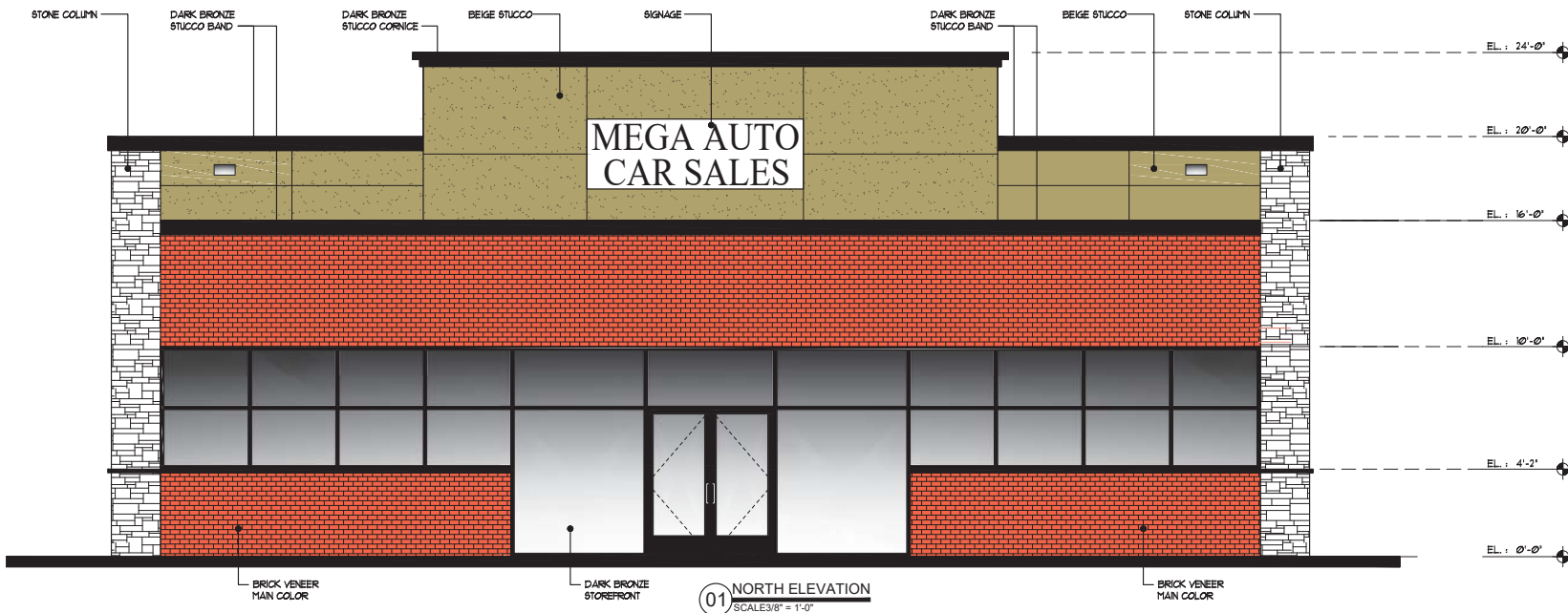


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NORTH FACADE	
MATERIAL	PERCENTAGE (%)
BRICK VENEER	33.08%
ALUMINUM STOREFRONT	30.72%
STONE VENEER	1.71%
STUCCO CORNICE	3.09%
STUCCO BAND	3.30%
STUCCO	22.64%
TOTAL:	100.0%

SOUTH FACADE	
MATERIAL	PERCENTAGE (%)
BRICK VENEER	74.71%
METAL DOOR	1.87%
STUCCO	50.11%
STUCCO CORNICE	5.71%
STUCCO BAND	0.89%
METAL OVERHEAD DOORS	32.95%
TOTAL:	100.0%



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e-mail: d3architecture@yahoo.com

PROPOSED PLANS FOR
MEGA DISCOUNT TIRES
AUTO REPAIR PHASE 2
2021 STATE HWY 78
WYLIE, TEXAS 75098

REVISION

ISSUE DATE
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ELEVATIONS

SHEET OF X
AE-02