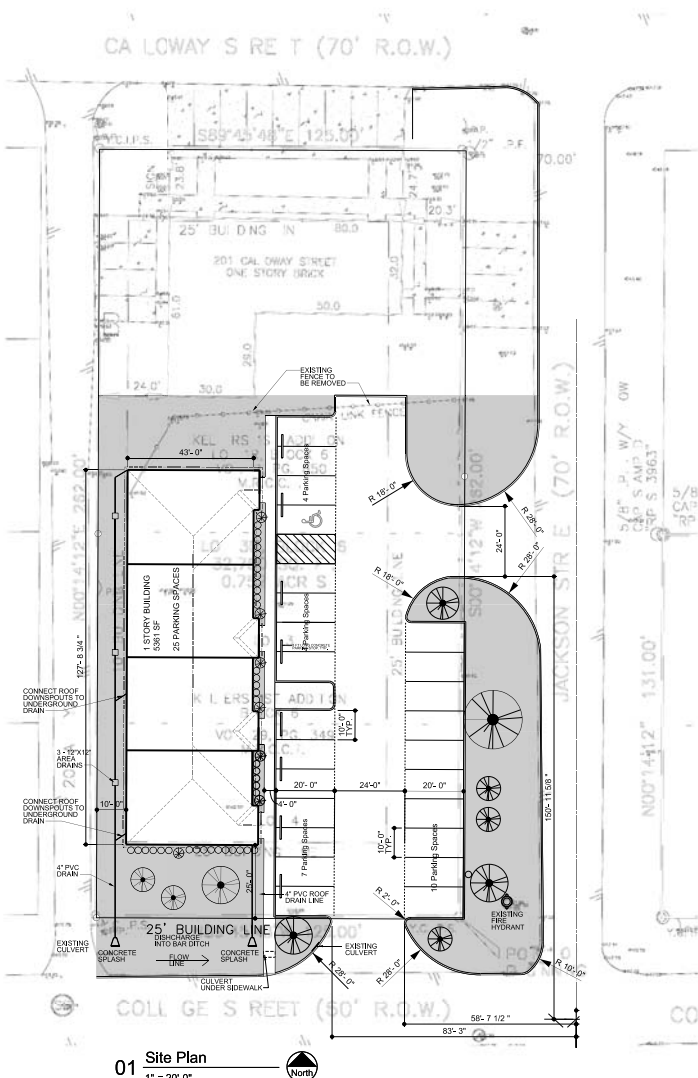
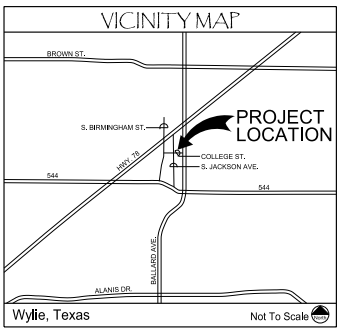




01 Site Plan
1" = 20'-0"

CONTACTS	
OWNER: JOHN YEAGER 402 WOODHOLLOW WYLIE, TX 75098 PH: 972.742.6333 CONTACT: JOHN YEAGER JOHN@WYLIEINSURANCE.COM	ARCHITECT: T.W. SNIDER & ASSOCIATES LLC 3925 CLEAR WATER LN. NEWARK, TX 75753 PH: 972.816.5163 CONTACT: TONY SNIDER
STRUCTURAL: NOTTIE FOUNDATION DESIGN 4004 KELLER HECKS RD. FORT WORTH, TEXAS 76244 PH: 817.379.9866 FAX: 817.379.1703 CONTACT: KORI TEPLITSKY	MEP ENGINEER: HAWKINS & ASSOCIATES 611 SOUTH GENTON DR. LAKE DALLAS, TX 75069 PH: 972.487.4206 FAX: 972.487.4206 CONTACT: F. BRYANT HAWKINS

CODE DATA	
APPLICABLE CODES: 2015 INTERNATIONAL ENERGY CODE 2015 INTERNATIONAL BUILDING CODE (W/ LOCAL AMENDMENTS) 2015 INTERNATIONAL MECHANICAL CODE (W/ LOCAL AMENDMENTS) 2015 INTERNATIONAL PLUMBING CODE (W/ LOCAL AMENDMENTS) 2017 NATIONAL ELECTRIC CODE (W/ LOCAL AMENDMENTS) 2015 INTERNATIONAL FIRE CODE (W/ LOCAL AMENDMENTS) TEXAS ACCESSIBILITY STANDARDS	
TYPE OF CONSTRUCTION: TYPE V-B, THE BUILDING IS NOT SPRINKLERED OCCUPANCY: B-BUSINESS OCCUPIED SQUARE FOOTAGE: 5,361 OCCUPANT LOAD: 5,361 / 100 = 54	
ZONING - COMMERCIAL CORRIDOR PROPOSED USE - GENERAL OFFICE TOTAL LOT AREA = 32,750 SF MAX HEIGHT ALLOWABLE 39'-0" HEIGHT ACTUAL 24'-0" LOT COVERAGE OF BUILDING - 25% LANDSCAPE AREA REQUIRED 20% - PROVIDED 34% PARKING REQUIRED 19 SPACES - PROVIDED 35 ACCESSIBLE PARKING REQUIRED 1 SPACE - PROVIDED 1	



OWNER:
JOHN YEAGER
402 WOODHOLLOW
WYLIE, TX 75098
PH: 972.742.6333

YEAGER OFFICE BUILDING 2
404 S. JACKSON AVE.
WYLIE, TX

ARCHITECT:
T.W. SNIDER & ASSOCIATES, LLC
ARCHITECTURE & CONSTRUCTION
MANAGEMENT
3925 CLEAR WATER LN.
NEWARK, TX 75753
TONY SNIDER 972.816.5163

THE TEXAS DEPARTMENT OF
TRANSPORTATION
OVERSIGHT SERVICES DIVISION
1000 EAST TEXAS STREET
INFORMATION CONTACT: TIDR@
TxDOT.GOV
AUSTIN, TX 78701
(512) 465.6999

ISSUE:

SHEET
SP1
Site Plan