

Project Summary

Letter of explanation: 312 E. Cloyd St McKinney Tx

Current State/use of business at property: Non- Residential Historical property
Owner Barbara Trumbull; Tenant Kelly's Art Shack

Project Applicant: Morgan Star Construction, Owner Philip Morgan, 214-515-5633

Proposed work: Demolition of existing front and rear perimeter fencing and patio cover, New Construction patio concrete and cover, new front and rear perimeter fencing.

Description of existing exterior conditions:

The property has existing front fencing that is 6ft tall composed of painted corrugated metal panels with painted wood affixed at entrance onto gates. This existing front fence is currently in violation of City of McKinney ordinance due to currently having no sight lines into the patio area. See photos provided below

The property has an existing patio cover in very dilapidated condition with painted rotten wood throughout. The current roof of the patio cover is made of corrugated metal and leaks across many areas and is sloped towards the middle of the roof creating many drainage issues and puddling of water below. 27.5ft x 18ft is the current footprint of existing patio cover, see photos provided below.

The property currently has a 6ft tall rear wooden painted fence that is in very dilapidated condition with several areas of rotten slats and supports that are collapsing. See photos provided below.

Current Total Patio area 47.5ft x 27.5ft is a pebble gravel floor surface with a non-functioning French drain that allows for water build up into puddles into several areas and eventually directs water to the interior during rain

Location:

Located on the East side of Downtown McKinney Square, McKinney TX Approximately (100) feet Northwest of (Macdonald stand Cloyd st intersection), approximately (100) feet South of (Louisiana St and Macdonald st Intersection), 312 E Cloyd ST. See below for photos of Kelly's Art Shack Streetview and neighboring properties

Current condition of the property/structure:

Property exterior and patio area are in poor condition with dilapidated materials that are rotting in place with visible mold and rot in many areas.

Water currently puddles and floods into the building during moderate rains and makes it impossible to use outdoor patio area due to leaky and mis sloped roof of current patio cover.

Fencing does not meet city ordinances and is mostly dilapidated and past its useful life. See photo examples below.



Figure 1 Kelly's Art Shack Parking lot front view



Figure 2 Dempsey's place neighboring business



Figure 3 Macdonald St View of Front Gates and Fence



Figure 4 Kelly's Art Shack parking lot view to Macdonald st



Existing front fence and gates



Inside current gravel patio facing parking lot



Existing rear fence and Rotten wood from patio cover rafters



Existing patio cover double sloped to center Rotten wood



Rotten painted wood on rafters and rear fence



Existing patio cover slopes to center of patio space

Description of Work: Project scope is all exterior – no interior work required

1. Demolition:

- A. All Existing front and rear perimeter fencing, and gates will be demolished and removed.
- B. Existing/dilapidated patio cover to be demolished and removed.

2. New Construction:

- A. New 47.5ft x 27.5ft 4-inch concrete patio floor to be installed sloped to the parking lot to direct water away from patio area
- B. New Patio Cover will be built in the same footprint of the existing patio cover only wider to cover more of the patio space. The new patio cover will connect to existing structure (Kelly's art shack) in the same manner as the existing patio cover. The new patio cover will have one slope shed roof extending very close (6 inch) to the adjacent existing building which has approximately 16-foot-tall wall creating the exterior perimeter on the south side. This is where the new 4-inch

gutters system will be installed to accept and direct water to downspouts, which will extend to the parking lot for drainage away from the patio area. This will leave a 2-inch separation from the neighboring building to the new patio structure. **New Patio cover roof height will stay at or below existing roof height**

- C. New patio roof material will be 30 - year rated asphalt shingles with proper drip edge and guttering to direct all water away from patio area

3. Fencing: All fencing will be less than 6ft 8 inches in height and meet Historical guidelines for height and design

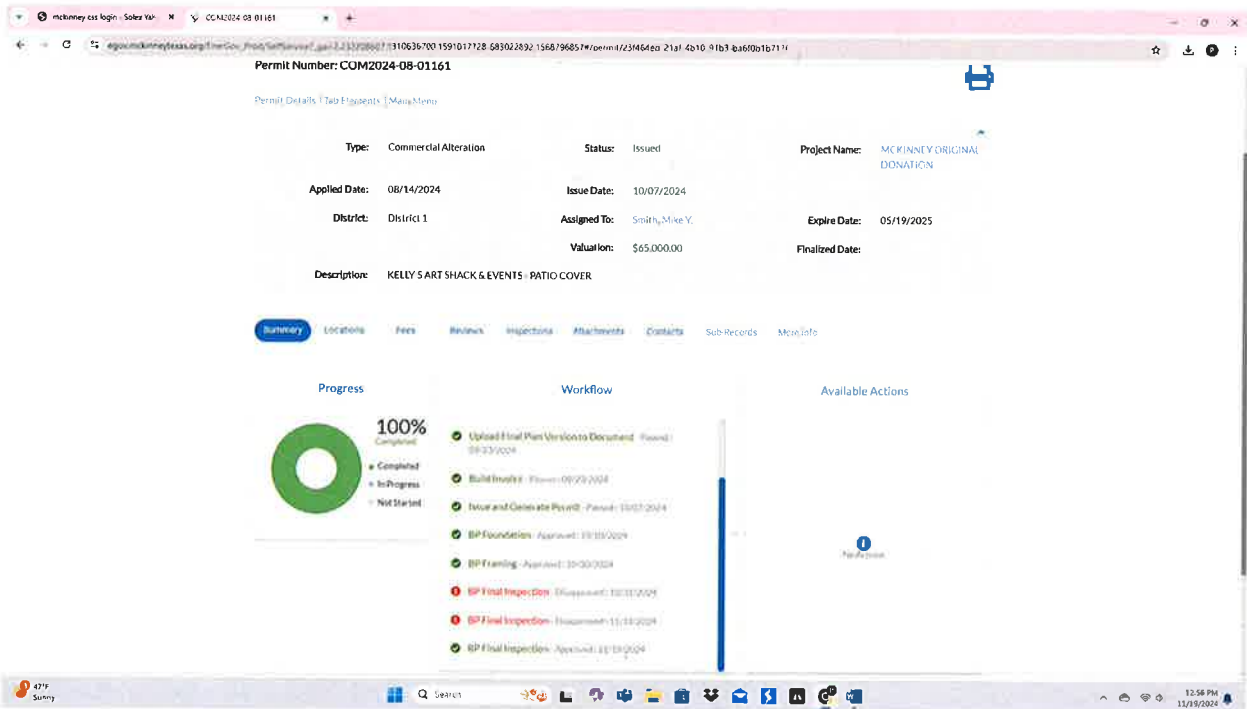
- A. New fencing to be erected on same footprint of existing fencing of front and rear perimeter.
- B. Rear fence height will be **6ft 8 inches**, The fence materials will be treated wood boards for supports and slats with wood cap and Metal poles
- C. Front fence height will be **6ft**, Fence materials will be **Wrought Iron** for fence and gates
- D. Front gates material will be Wrought Iron measuring **6ft tall x 4ft wide**, manual operation, slide to open. See example photo of Wrought Iron Material and Gate

Special considerations- This property is a historical property. All fence heights and material design have been reviewed for compliance with the Historical Guidelines for fencing. Prior authorization for funding of this project has been obtained working with Mrs. Cassie Bumgarner from the City of McKinney Historical department

Project completion/Summary details:

Post project photos:





Screen shot of City of McKinney CSS portal project 100% completion Permit #COM2024-08-01161

Summary of project completion:

Project delays and budget overage:

1. Neighboring property wastewater drainage across the patio issue. City of McKinney wastewater department informed Morgan Star of requirement to relocate and extend the wastewater from the neighboring business in order to get building permit approval. Project was delayed 2 weeks in order to gain approval for wastewater plan. Morgan Star created drawings to relocate and extend the wastewater from the neighboring property across the new patio area due to being grandfathered in pre 1999 era. Plan drawings were approved by city wastewater

department before permit issued. One existing underground drain and one above ground roof gutter from neighboring business required to be rerouted at our project cost and installed per approved plan. (Added cost to project \$2,185)

2. Project received initial approval for 4-inch patio concrete. However, The City of McKinney required an engineered concrete foundation to be drawn by an engineer as well as Structural framing plan for the wooden patio cover in order to gain permit approval. Project delayed 2 weeks for Morgan Star to hire Ultimus engineering firm to conduct site visits and produce both of the engineering drawings. (additional engineering cost \$2750)
3. The existing structure patio door was 3 inches below grade of the patio drainage level causing water to push inside and flood the interior of the existing building after any rain event. Morgan Star had to correct this item before new patio concrete could be poured. The project was delayed 3 additional delays in order to carefully uninstall the existing patio door, then reframe 3.5 inches higher while pouring a new concrete threshold to raise to patio door above the level of drainage and then reinstall the existing patio door with new trim on the interior and exterior. (project added cost \$800)
4. Once demolition of the existing patio structure and attached posts etc.. were removed the condition of the existing structure was identified as having many holes allowing water to go behind the siding, many areas with rusted sharp edges exposed that seemed unsafe and certainly unsightly. Morgan Star informed the owner, Barbara Trumbull of the condition and need to correct the issues for a manner of Safety and Visual Enhancement; knowing that we were building concrete patio for drainage and new visually pleasing patio cover that it would be necessary to fix the damaged and dilapidated and rotten Soffit, fascia, trim, siding and gutter that was severely rusted and bent out of place and of no use. (added to project cost \$5,635)
5. Project was delayed 2 weeks to fix extreme safety hazard at front entrance. Owner noticed that one of the support columns from the covered front entry areas was missing and that caused the roof structure to sag on one side. The owner requested that the column be replaced. Morgan Star attempted to install the missing column and noted that all of the soffit, fascia, and trim were completely rotten as well as the wood frame supporting the entire roof area. In order to make the entrance area safe from a roof collapse Morgan Star demolished, reframed in place all rotten support members, installed new siding, trim, soffit, and 2 new matching support columns properly supporting the covered porch area. (added cost of \$2,645)
6. Total of all budget overage items listed above \$14,015
*See pictures below for reference of overage items.
**See invoice 313 for full project costs and details



Unsupported existing covered porch



Existing covered porch area rotten wood siding



Rotten soffit, trim



Rotten wood framing/structure



Missing column leaning covered porch area before
Existing metal siding with rotten wood replaced



Relocate and extend wastewater drain from neighbor

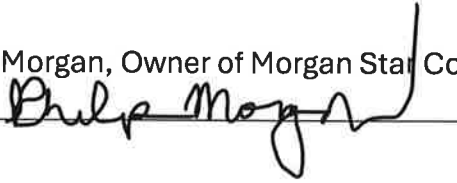
Benefits to Kelly's Art Shack customers, surrounding downtown area and community:

This small business is now free of safety hazards that were present beforehand (as mentioned above). The property now appears clean and maintained. The prior issues causing foul-smelling stagnant water has been fixed due to the placement of a proper drainage system, which had previously been causing issues with mold as well due to past issues related to standing water. The outdoor patio drains properly and does not pool as it did before, so the business can function regardless of adverse weather events including rain. New fencing was placed which now meets city codes, and the fencing is made from premium long-lasting materials including wrought iron and cedar. The is update vastly

improving the functionality of the entire business as well as improving the aesthetic appearance to help bring in more business.

This particular site is a high traffic area which many customers coming to the area to participate in downtown McKinney events. Kelly's Art Shack is a unique location as "old meets new", and many people pass through that area for sight-seeing, shopping, and for visiting with local businesses. Kelly's Art Shack now has curb appeal which will inevitably increase the tenants popularity and increase profitability of this small business. They now have the proper functional space for art and community events and will attract the kind of customers we are looking to reach in the historical areas surrounding the McKinney Square.

This project summary was prepared by Philip Morgan, Owner of Morgan Star Construction,
Signed on November 19th 2024

A handwritten signature in black ink, appearing to read "Philip Morgan", is written over a horizontal line. The signature is cursive and includes a large, stylized initial "P" that extends upwards.