#### **ABBREVIATIONS** -AREA URAIN -ADJUSTABLE -ABOVE FINISH FLOOR AGGR. ALUM. APPRO ARCH. KIT. K.O. -KITCHEN -KNOCK OUT -BOARD -BUILDING -BEAM, BENCH MARK -BOTTOM OF HEADER BD. BLDG. BM. B.O.H. -MAXIMUM -MECHANICAL -MECHANICAL, ELECTRICAL & PLUMBING -MANUFACTURER -MINIMUM -MISCELLANEOUS -MASONRY OPENING MAX. MECH. M.E.P. CAB. CER. C.J. C.I. CLG. CLO. C.M.U. -CERAMIC -CONTROL JOINT -CAST IRON -CELING -CLOSET MFR. MIN. MISC, M.O. MTD. MTL. MULL. -CLOSET -CONCRETE MASONRY UNIT -COLUMN -CONCRETE -CONNECTION -MASUNRY -MOUNTED -METAL -MULLION COL. CONC. CONN. CONSTR. CONT. CORR. C.T. -NOT IN CONTRACT N.I.C. NO. NTS CONSTRUCTION -CONTINUOUS -CORRIDOR -CERAMIC TILE -NUMBER -NOT TO SCALE O.C. O.D. OFF, OPNG, OPP, -ON CENTER -OUTSIDE DIAMETER -OFFICE -DOUBLE -DEPARTMENT -DETAIL -DIAMETER -DIMENSION DBL, DEP1 DET. DIA, DIM. DN. DR. DWR. DS, DWG. -OPENING -OPPOSITE -PARTITION -PLATE -PLASTER -PLYWOOD -PAIR -POINT -QUARRY TILE -DOWN -DOOR -DRAWER PR. PT. Q.T. EA. E.J. EL. ELEC, EMER. ENCL. E.P. EQ. EQUIP. E.W.C. -EACH -EXPANSION JOINT RISER RADIUS RISILIENT CHANNEL ROOF DRAIN ROOF DRAIN LEADER REFER OR REFERENCE REFRIGERATOR REINFORCED REQUIRED ROOM ROUGH OPENING R. RAD. R.C. R.D. R.D. REF. REGR, REINF. REQ'D. R.O. R.O. R.O. R.O.W. -EXPANSION JOINI -ELEVATION -ELECTRICAL -ELEVATOR -EMERGENCY -ENCLOSURE -ELECTRICAL PANEL -EQUAL -EQUIPMENT -ELECTRIC -ROUGH OPENING -RIGHT OF WAY -SECTION -SQUARE FEET -SHEET -FIRE ALARM -FIRE CODE -FLOOR DRAIN -FIRE EXTINGUISHER -FIRE -EXTINGUISHER CABINET F.A. F.C. D. F.E. F.E.C. -SIMILAR -SPECIFICATION -SPECIFIED -SQUARE -STAINLESS STEEL F.G. F.H.C FIN. FL. -FINISH GRADE -FIRE HOSE CABINET -FINISH -FLOOR FLASH, FLUOR, F.O.C. F.O.S. F.P. FT, FURR, -FLASHING -TREAD -TELEPHONE -TONGUE & GROOVE -TONGUE & GROI -THICK -TOP OF CURB -TOP OF JOIST -TOP OF PLATE -TOP OF WALL -TYPICAL GA. GALV. G.C. -GALVANIZED UNF. U.N.O.A. -UNFINISHED -UNLESS NOTED OTHERWISE -URINAL UR. H.B. H.C. HDWR. HDWD. H.M. HORIZ. HR. HT, HVAC -HOSE BIBB -HOLLOW CORE -HARDWARE -HARDWOOD -HOLLOW METAL -HORIZONTAL -HOUR -HEIGHT -HEATING VENTILATION & AIR CONDITIONING VERT.A. VEST.B. -WITH -WATER CLOSET -WOOD -WALK IN CLOSET -WITHOUT -WATERPROOF -WAINSCOT -WELDED WIRE FABRIC -WELDED WIRE MESH

#### **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
- 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 ambiguittes between these drawings and existing conditions shall be brought to the attention of the Designer
- 4. The contractor shall verify all dimensions in the field and be responsible for accuracy and correctness of the same.

#### CONSTRUCTION NOTES

- Conventional details shall apply where no special detail or section is shown. Designer may furnish any clarification detail at the request of the contractor.
- 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
- 4. All plumbing supply lines in exterior walls to be fully insulated.

#### TIM JACKSON CUSTOM HOMES

ELECTRICAL STANDARDS

#### ELECTRICIAN NOTE:

All items listed below are to be considered standard with each bid unless All items listed below are to be considered standard with each old unless marked differently on the Electrical Plans or previously noted by Tim Jackson Custom Homes. Each Item may or may not be indicated on the Electrical Plans are installed in every Residence.

It is the Electrician's responsibility to bring any discrepancies to Tim

#### 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

- Switches at 42" height from Finished Floor.

- Switches at 4.2 height from Finished Floor.

  Jamb Switches at all Waki'n Closets.

  Fan & Light Kit Switches for every Fan location(s).

  Vanity & Kitchen Outlets at 39" height where flooring consists of Tile.
- Validy & Nichell Counts at 29 fleght 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
- Master Vanity Outlets in backstashes, 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).

#### EXTERIOR SPECIALTY LIGHTING

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

- Landscaping (provide hell hoves)
- 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)

#### PROJECT INFO

KELLERS #2 (CWY), BLK 12, LOT 14; ( (FKA BLK 9 LT 1) ) Single-Story Residence being Lot: 01, Block: 09, of Keller's Second Addition, an Addition to Collin County , Texas, Second Addition, an Addition to Collin County, 1 Exas, according to the Pat thereof recorded in volume 35, Page 241, Map Records of Collin County, Texas, and being know as Lot: 14, Block: 12, of THE OFFICIAL TOWN OF WYLIE, an addition to Collin County, Texas, according to the Plat thereof recorded in Volume 01, Page 111, Map Records of Collin County, Texas, same being a tract of land conveyed to H.L. Montgomery and wife Robbie Montgomery, by deed recorded in Volume 325, Page 587, Deed Records of Collin County

#### SHEET INDEX

#### **ARCHITECTURAL**

COVER SHEET A000 WALL SECTIONS A103 FRAMING DETAILS

RESIDENCE/ GARAGE FLOOR PLAN A200

RESIDENCE/ GARAGE ELECTRICAL PLAN Δ400 RESIDENCE ELEVATIONS

A401 GARAGE ELEVATIONS RESIDENCE/ GARAGE ROOF PLANS

#### STRUCTURAL

#### COVER SHEET

1USTEF KESIGENCE 100 S. Cottonbelt ave., Wylie, Tx 75098 Kellers Second Addition, Blk:12, Lot:14

Sid

nuste









#### WYLIE CURRENT CODES

2021 International Building Code 2021 International Mechanical Code 2021 International Plumbing Code

2021 International Fuel Gas Code 2021 International Fire Code

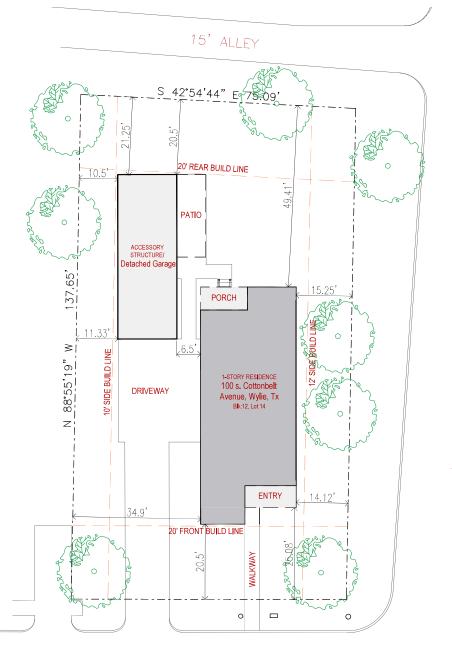
2021 International Residential Code
2021 International Property Maintenance Code

2021 Existing Building Code 2021 International Energy Conservation Code 2020 National Electric Code North Central Texas Council of Governments Regional

REVISION

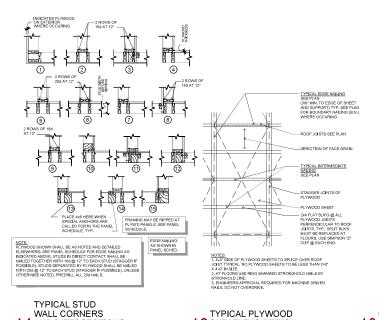
DATE	NOTE
11/12/2024	WYLIE HISTORIC COMMISSION RED LINES
12/12/2024	TJCH REDLINES
1/3/2025	TJCH REDLINES/ WYLIE





S. COTTONBELT AVENUE





2x CEILING JOISTS REF, ROOF FRAMING PLAN

DBL, 2x PLATE

2x STUD WALLS @ 16" O.C.

HOUR CONSTRUCTED WALLS, REF. FLOOR PLAN FOR LOCATIONS

INSULATION BASE AS SPECIFIED

FLOOR COVERING AS SPECIFIED

MEMBRANE WATERPROOFING

SAND CUSHION

TYPICAL PLYWOOD

NOTES:

1. ALL PLYWOOD TO BE 3/8" PLYWOOD UNLESS OTHERWISE NOTED.

2. NO PLYWOOD TO BE LESS THAN 2'-0" WIDE.

3. ALL NALING TO BE 3/8" MIN. TO BUG OF SUPPORT AND SHEET.

4. GAP PLYWOOD SHEETS THIS MIN. TO PLOSE OF SUPPORT AND SHEET.

TYPICAL SHEAR

TOP PLATES- SEE PLANS

5/8" ANCHOR BOLTS SEE SCHEDULE

SIMPSON HOLD DOWN SEE SCHEDULE AND PLAN USE APPROP. ANCHOR WITH STANDARD HOOK.

\_2x6 STUDS @ 16\*

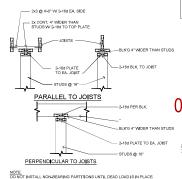
SEE SCHEDULE 2x JOINT MEMBER TYP,-WHERE CALLED FOR IN SCHEDULE.

2 SHEATHING DETAIL

### 2x DEPTH OF CEILING JOISTS 5/8" BOLTS @ 4"-0" (SPANS TO 12"-6") EXCEPT AS NOTED ON SECTIONS C.J. SEE SCHEDULE SIMPSON FRAMING ANCHOR ONE SIDE & 2-10d TOE NAILS OTHER SIDE MASONRY AND/ OR CONCRETE 2x STUDS @ 16" O.C. WHEN STUDS NOT CONT. ABOVE USE CONT. TOP PLATE CEILING JOIST (C.J.I.) SEE SCHEDULE WHEN C.J.I. DO NOT COME @ SIDE OF STUD USE 1x4 RIBBON LET-IN WITH 2-8d PER STUD. WOOD SIZE AND SPACING NOTE: WHERE CEILING JOIST SPAN IS GREATER THAN SHOWN IN SCHEDULE USE: SUSPENDED CEILING DETAIL TYPICAL.

4x JOIST DEPTH HEADER W SIMPSON "U" HANGER EACH END.

USE DOUBLE JOISTS AT EACH SIDE OF OPENING W/ 1/2\* DIA M.B. @ 24\* O.C. (STAGGERED)

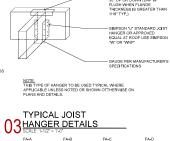


NOTE:
DO NOT INSTALL NON-BEARING PARTITIONS UNTIL DEAD LOAD IS IN PLACE.
(AT ROOF CONSTRUCTION AND WHERE A DEFLECTION SPACE HAVE BEEN PROVIDED FOR THIS REQUIREMENT MAY BE WAIVED).

NOTE:
ALL SILLS TO BE 2x DOUGLAS FIR (TREATED), SILL BOLTS SHALL BE NOT
LESS THAN 127 DIA, 11.27 & 447 JALTERHATE IN LIEU OF BOLTS SHOWN.
CONTRACTOR MAY USE 0.147 DIA, 248 MAY 3.7 DIAS POWDER ONNER HISM
WITH 1.327 WASHERS & 2.7. POWDER DRIVEN HIS MUST PENETRATE
CONCRETE 11.27 WASHERS & 2.7. POWDER DRIVEN HIS MUST PENETRATE
DRIVEN PRINS NOT PERMITTED WHEN PARTITIONS REST ON CURBS.

NON-BEARING PARTITION

06 ANCHORAGE DETAIL



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

# TYPICAL FRAMING 2 ANCHOR (F.A.) DETAILS SCALE: 1-1/2" = 1-0"

LINTEL SCHEDULE				
BEARIN	G WALLS	NON-BEARING WALLS		
OPENING WIDTH	LINTEL SIZE	OPENING WIDTH	LINTEL SIZE	
3'46" 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	

1 TYPICAL LINTEL END DETAIL

F.A.-R AT TOP AND BOTTOM FOR FULL HEIGHT STUDS IN EXTERIOR WALLS

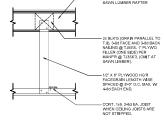
SEE LINTEL SCHEDULE ABOVE

ONE FULL STUD FOR INTERIOR NON-BEARING PARTITIONS TWO STUDS MIN, FOR ALL EXTERIOR WALL OPENINGS AND INTERIOR BEARING PARTITIONS WITH LINTEL SPANS OVER 3-0". ONE FULL STUD FOR EVERY 2 STUDS CUT FOR OPENING.

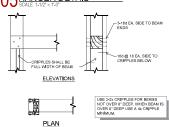
\*FOR USE WHEN WALL IS SHEATHED ENTIRELY WITH PLYWOOD

\*SIMPSON ST 18 STRAP FA-E FOR 3'-6" TO 8'-0" OPENINGS

2x BLOCKING



#### TYPICAL OPENING DETAIL AT FLOOR OR ROOF WHEN ONE **CEILING JOIST** 05 HANGER DETAIL



04 BEAM ENDS AT STUD WALLS

# 08 TYPICAL JOIST NOTCH STUDS @ 16" O.C. INSTALL 2x FILLER PIECES AS SHOWN TO BRIDGE BOLT HEAD

OSCALE 1-10' = 1-0'

CEILING JOIST AND

DETAIL WHEN STUD OCCURS OVER ANY

07 ART OF A SILL BOLT

TYPICAL SUPPORT FOR

## 13 TYPICAL WALL SECTION 1 PANEL DETAIL

14 AND INTERSECTIONS

2x ROOF RAFTERS REF, ROOF FRAMING PLAN

COMPOSITION SHINGLES ON 7/16\* PLYWOOD DECK —

METAL FLASHING METAL GUTTER

1x4 WOOD TRIM

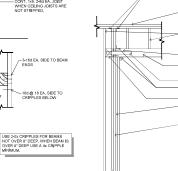
METAL SOFFIT VENT

BRICK AS SELECTED W METAL TIES @ 12" O.C. VERT, AND 16" O.C. HORIZ.

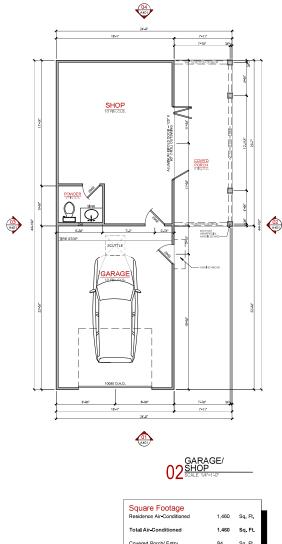
GYP, SHEATHING OR TYPE "X" GYP. BD. @ 1 HR. CONSTRUCTED WALLS.

15# FELT BASE FLASHING ----

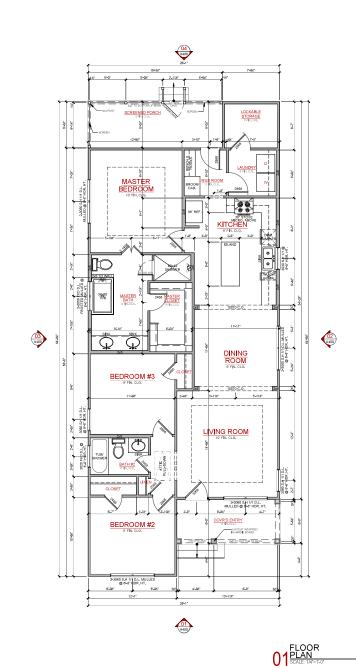
WEEP HOLES @ 48\* O.C. —











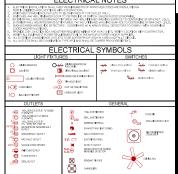








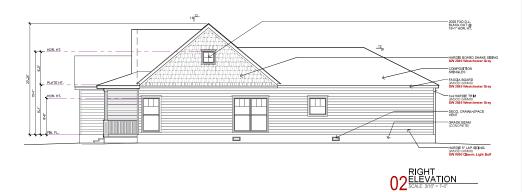
04 A401



01 A400

01 ELECTRICAL PLAN SCALE: 1/4/=1/40\*











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



O1 FRONT ELEVATION SCALE: 1/4" = 1-0"

= 2020 FXD D.L. BLACK OUT @ 13'-4" HDR. HT.

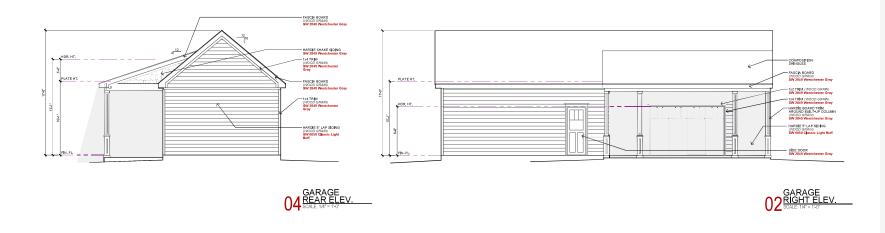
GARAGE 1 FRONT ELEV. SCALE: 1/4" = 1'-0"

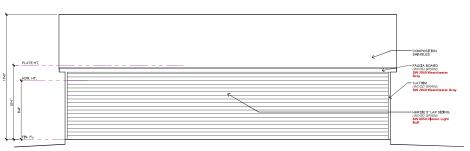
HARDJE SHAKE SJDJNG SW 2849 Westchester Gray











Gray

- FASCIA BOARD
(NOOD GRAIN)
SW 2849 Westchester Gray

- 1x2 TRIM (MOOD GRAIN)
SW 2849 Westchester Gray 114 TRIM (WOOD GRAM)
SW 2849 Westchester Gray
HARDIE BOARD TRIM
AROUND BUILT-UP
COLUMN
(1400D GRAM)
SW 2849 Westchester Gray - GARAGE DOOR SW 2849 Westchester Gray

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

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

ROOF PLANS

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







