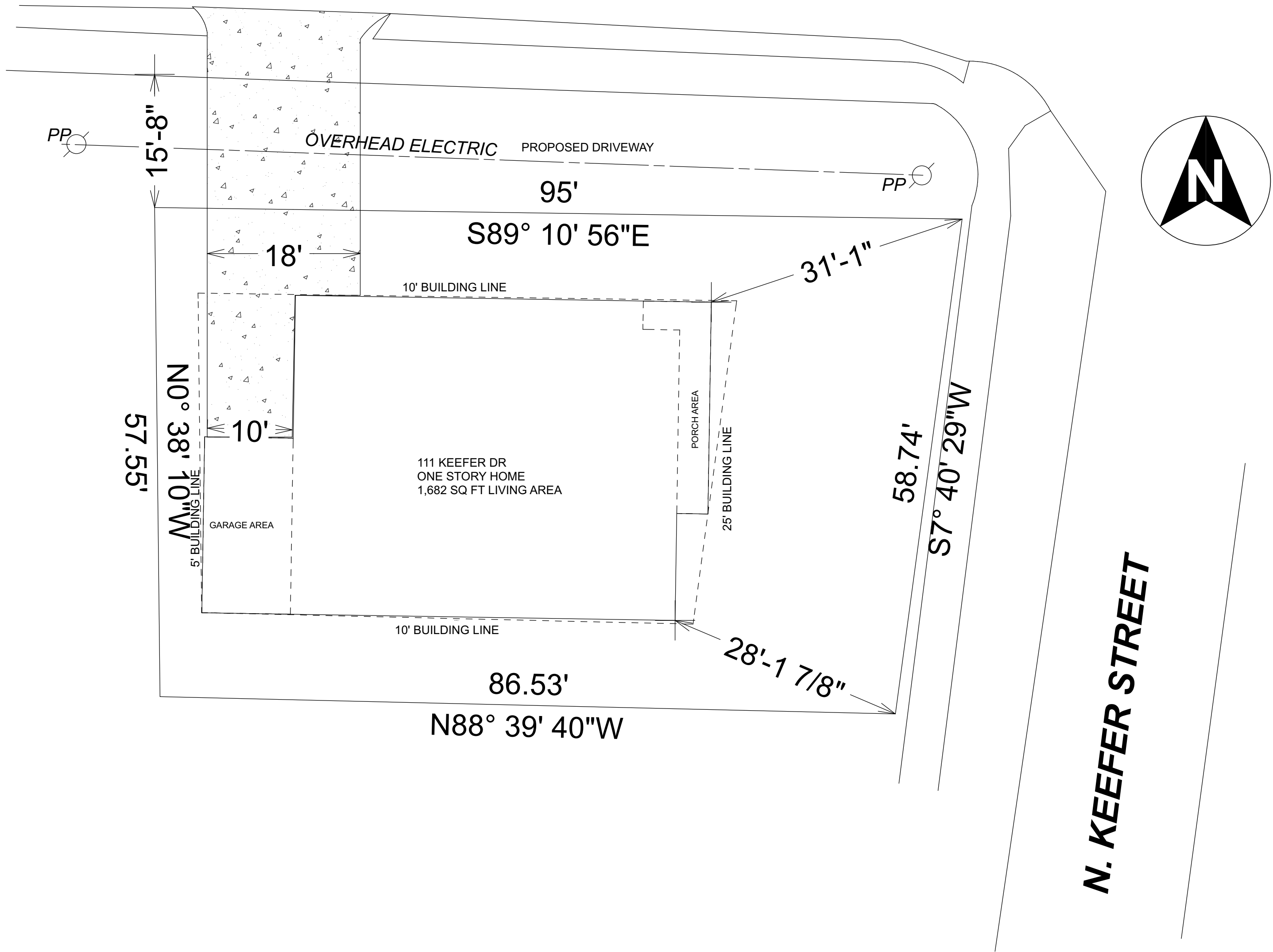


GENERAL NOTES

1. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY, SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE 2021 IRC AND ALL APPLICABLE STATE, FEDERAL, & LOCAL CODES & AMENDMENTS.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
4. ANY ERRORS, OMISSIONS, OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.
5. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER SHALL BE NOTIFIED IMMEDIATELY.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE SITE AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
8. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES. NOTIFY OWNER & ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
9. STORE MATERIALS IN SPACES DESIGNATED BY OWNER.
10. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED.
11. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO THE OWNER.
12. SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION OF ANY EQUIPMENT.
13. THE CONTRACTOR SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATES OR APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THESE CONTRACT DOCUMENTS. HE OR SHE SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES, AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
14. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND/OR ENGINEER.
15. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATIONS RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING, AND CORRECT STUD SPACING.
16. MECHANICAL CONTRACTOR TO VERIFY ANY CHASE AREA NOT SHOWN ON DRAWINGS. ALL SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING ANY EQUIPMENT.
17. CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. THEY DO NOT INDICATE METHOD OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT STRUCTURE AND PERSONNEL DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, EXCAVATION PROTECTION, SCAFFOLDING, JOB SITE SAFETY, ETC. OBSERVATION VISITS TO THE SITE BY THE OWNER OR ENGINEER SHALL NOT INCLUDE INSPECTION OF ABOVE ITEMS.

W. MARBLE STREET



SITE PLAN

LEGAL DESCRIPTION
BROWN & BURNS, BLK 9, LOT 40R; REPLAT

SQUARE FOOTAGE	
PROPOSED LIVING AREA	1,682 SQ FT
PROPOSED PORCH/PATIO AREA	107 SQ FT
PROPOSED GARAGE AREA	200 SQ FT
TOTAL AREA	1,989 SQ FT
LOT SIZE	5,259 SQ FT
PERCENTAGE OF LOT	38% SQ FT



VICINITY MAP

THD

TORRES HOMES DESIGNS

INFO@THDTX.COM

214-854-5420

DESIGNER DISCLAIMER: We have exercised great effort and care in the creation of this home design and the completion of these construction drawings. However the designer, have not been contracted to provide personal consultation, site supervision or field inspection services and have no control over the construction materials, methods or sequencing used by the builder. For these reasons, as well as the gross variations in local building codes, the designer assume no responsibility for any damages, including structural failures resulting from errors or omission in these construction drawings. We strongly recommend that you, the homeowner, have these drawings thoroughly reviewed by a licensed architect, professional engineer, certified residential designer or general contractor licensed to practice in your area, in addition to your local building officials, prior to beginning construction.

SEAL:

ADDRESS:
111 KEEFER DR
WYLIE, TX 75098

DATE:

2/27/2024

DRAWN BY:

ATOR

DESCRIPTION:
CRAFTSMAN STYLE
SINGLE FAMILY RESIDENCE
ONE STORY | 4 BEDROOM, 2 BATH

SCALE:

1' = 10'

SHEET TITLE:

SITE PLAN

A-1

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SEAL:

ADDRESS:
111 KEEFER DR
WYLIE, TX 75098

DATE:

2/27/2024

DRAWN BY:

ATOR

DESCRIPTION:
CRAFTSMAN STYLE
SINGLE FAMILY RESIDENCE
ONE STORY | 4 BEDROOM, 2 BATH

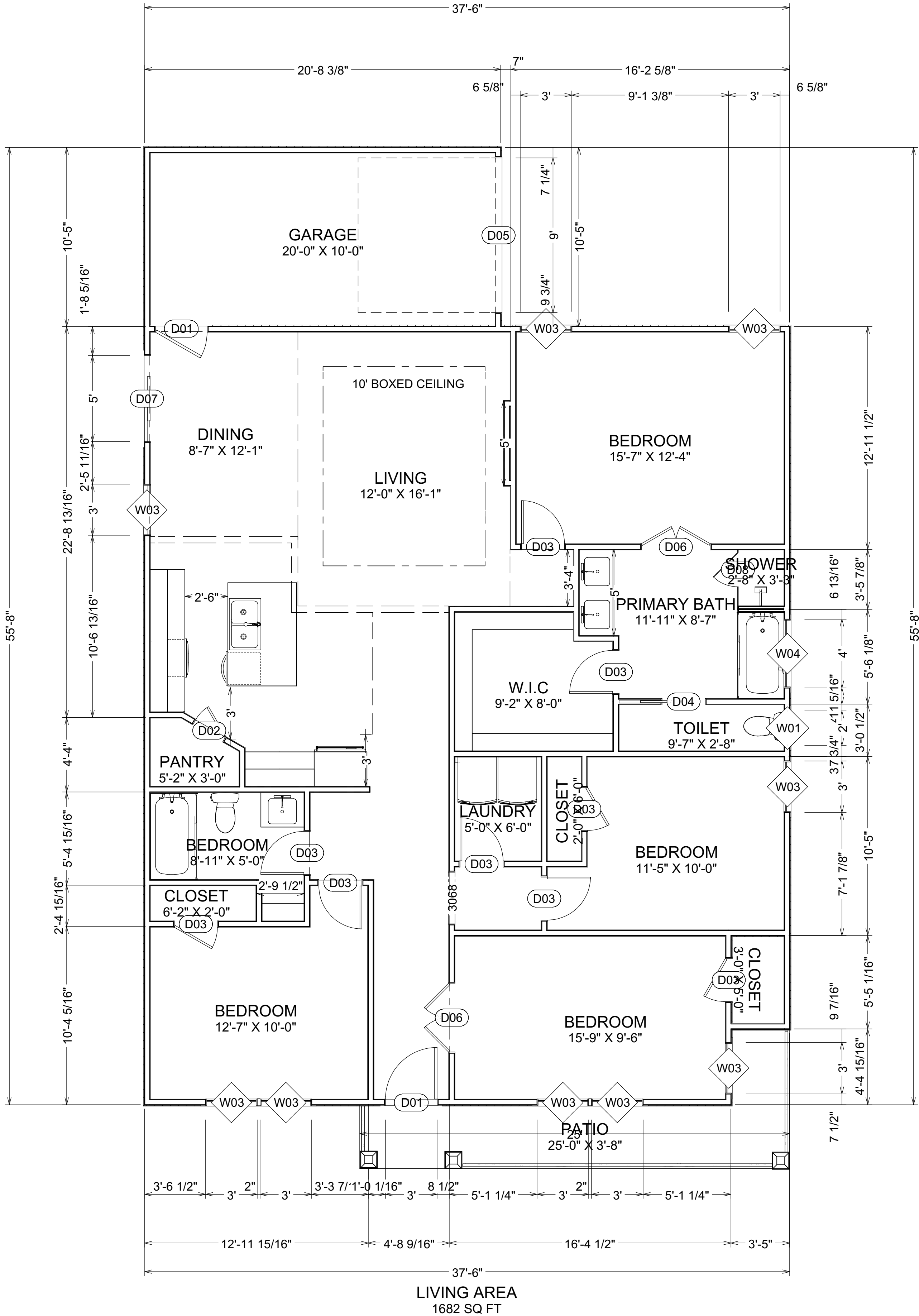
SCALE:

1/4" = 1'

SHEET TITLE:

FLOOR PLAN

A-2



CURRENT ADOPTED CODES:
2021 INTERNATIONAL RESIDENTIAL CODE
2020 NATIONAL ELECTRIC CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE

WINDOW SCHEDULE				
NUMBER	QTY	HEIGHT	WIDTH	DESCRIPTION
W01	1	24"	24"	SINGLE HUNG
W02	1	36"	24"	FIXED GLASS
W03	9	72"	36"	SINGLE HUNG
W04	1	24"	48"	SINGLE HUNG

DOOR SCHEDULE				
NUMBER	QTY	HEIGHT	WIDTH	DESCRIPTION
D01	2	80"	36"	EXT. HINGED-DOOR E21
D02	1	80"	24"	HINGED-DOOR P04
D03	9	80"	30"	HINGED-DOOR P04
D04	1	80"	30"	POCKET-DOOR P04
D05	1	96"	108"	GARAGE-GARAGE DOOR CHD05
D06	2	80"	48"	DOUBLE HINGED-DOOR P04
D07	1	80"	60"	EXT. SLIDER-GLASS PANEL
D08	1	80"	24"	SHOWER-GLASS SLAB

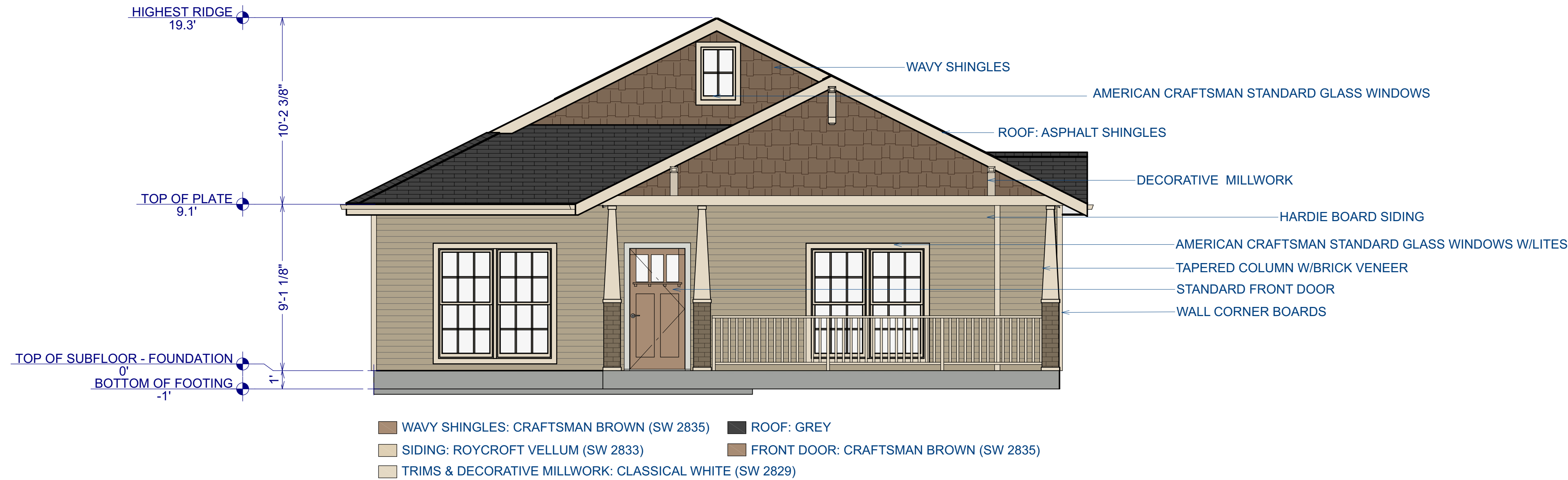
SQUARE FOOTAGE

PROPOSED LIVING AREA	1,682 SQ FT
PROPOSED PORCH/PATIO AREA	107 SQ FT
PROPOSED GARAGE AREA	200 SQ FT
TOTAL AREA	1,989 SQ FT

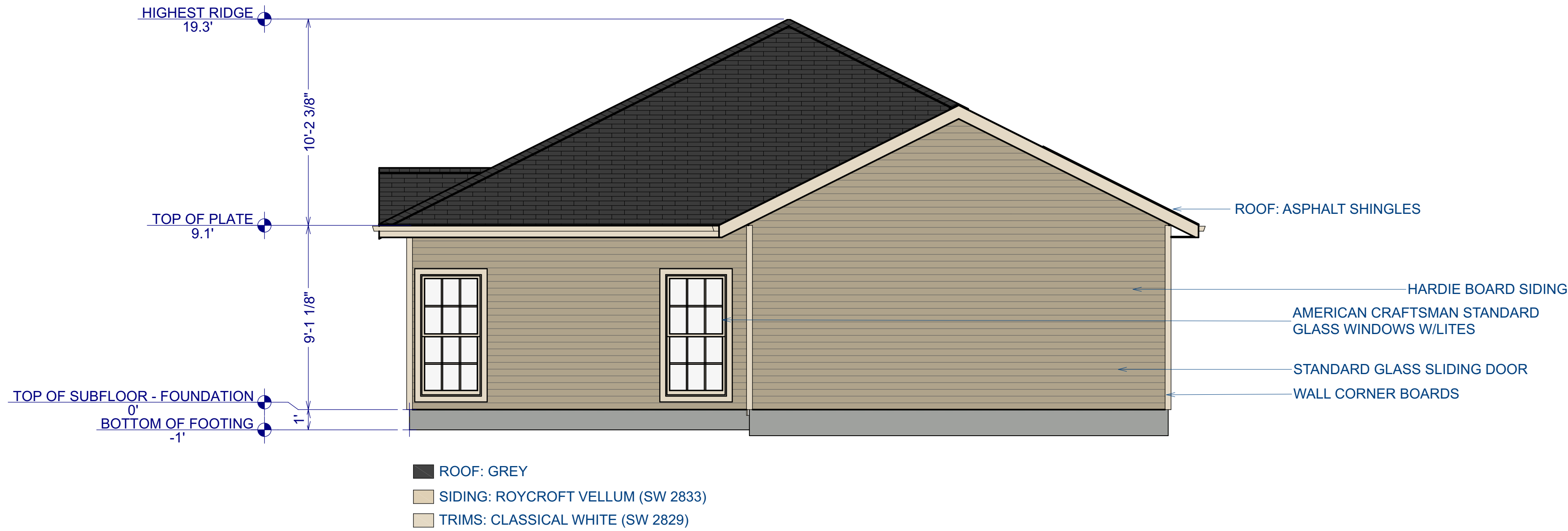
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SEAL:

ADDRESS: 111 KEEFER DR WYLIE, TX 75098
DATE: 2/27/2024
DRAWN BY: ATOR
DESCRIPTION: CRAFTSMAN STYLE SINGLE FAMILY RESIDENCE ONE STORY 4 BEDROOM, 2 BATH
SCALE: 1/4" = 1'
SHEET TITLE: FRONT & REAR ELEVATIONS
A-3



FRONT ELEVATION



REAR ELEVATION

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SEAL:

ADDRESS:
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WYLIE, TX 75098

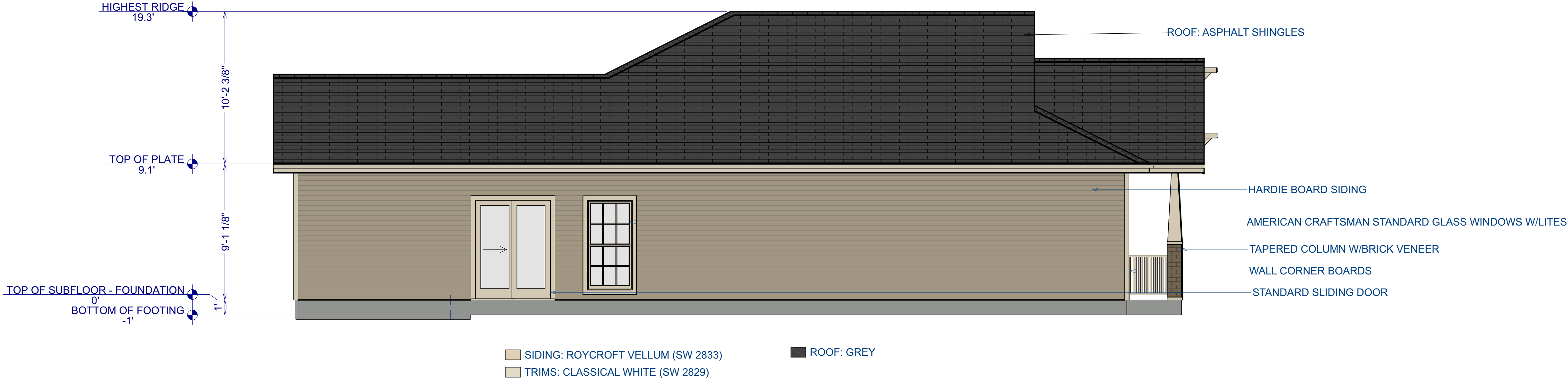
DATE:
2/27/2024

DRAWN BY:
ATOR

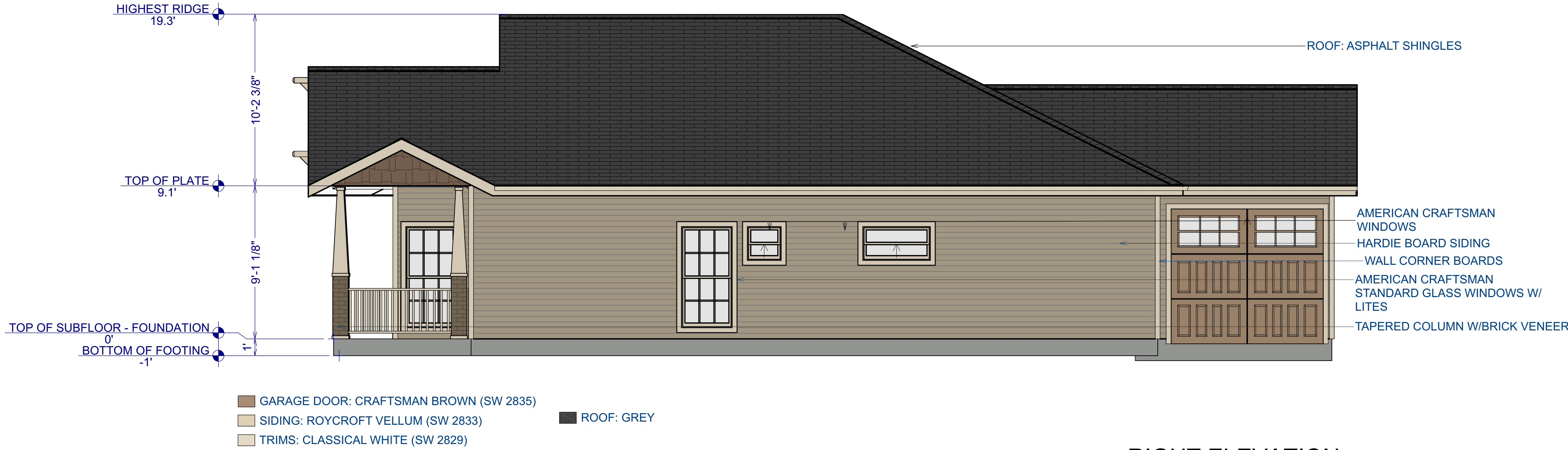
DESCRIPTION:
CRAFTSMAN STYLE
SINGLE FAMILY RESIDENCE
ONE STORY | 4 BEDROOM, 2 BATH

SCALE:
1/4" = 1'

SHEET TITLE:
RIGHT & LEFT ELEVATIONS



LEFT ELEVATION



RIGHT ELEVATION