

RESIDENTIAL ADDTION AT 304 W JEFFERSON ST, WYLIE, TX



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 ALL APPLICABLE FEDERAL, LOCAL, AND STATE CODES AND AMENDMENTS
3. -
4. 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.
5. 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 ARCHITECT IN WRITING, IMMEDIATELY.
6. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT SITE AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
9. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
10. THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE INTERIOR FINISHES OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER.
11. STORE MATERIALS IN SPACES DESIGNATED BY OWNER.
12. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED TO MAINTAIN CLEAN AND SAFE PROJECT.
13. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNER.
14. -
15. THE OWNER 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.
16. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND ARCHITECT, OR OWNER, ARCHITECT AND ENGINEER.
17. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND CORRECT STUD SPACING.
18. THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, OPENINGS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE STARTING ANY CONSTRUCTION RELATED TO SAID WORK AND/OR EQUIPMENT.
19. ALL MATERIALS SHALL BE NEW AND OF PREFERRED DOMESTIC MANUFACTURE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR RECOMMENDATIONS UNLESS INDICATED OTHERWISE IN THE DRAWINGS AND SPECIFICATIONS. ANY CONFLICT FOUND BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE DRAWINGS OR SPECIFICATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER/ARCHITECT PRIOR TO INSTALLATION.

CODE SUMMARY

APPLICABLE CODES IN EFFECT FOR CITY OF WYLIE, TEXAS

ADOPTED CODE

- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2021 INTERNATIONAL FIRE CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE

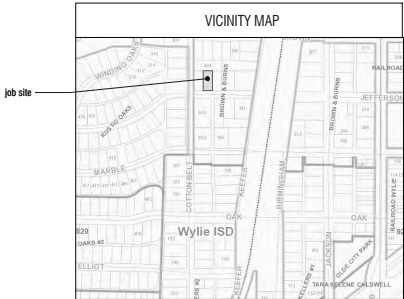
CONTACT INFORMATION

- OWNER NAME: ARENAS LUIS ANTONIO GONZALEZ
304 W JEFFERSON ST, WYLIE, TX, 75098
- DESIGNER: TDG SERVICES
8000 E US 380, SUITE #100
CROSS ROADS, TX, 76227
469-879-6130
Email: Info@thedrafterguy.com
- STRUCTURAL: ZALA ENGINEERING
5760 Legacy Dr, Ste B3-533,
Piano, TX, 75024
214-254-4420
Email: Info@zalaengineering.com

PROJECT DATA

SCOPE OF WORK: HOME ADDITION TO REAR OF PROPERTY
PROJECT ADDRESS: 304 W JEFFERSON ST, WYLIE, TX, 75098
LEGAL ADDRESS: BROWN&BURNS (CWY), BLK 11, LOT 65A 66A
YEAR OF BUILDING: 1940

RESIDENCE (CONDITIONED AREA): 912 SF
PROPOSED ADDITION (CONDITIONED): 258 SF
TOTAL CONDITIONED: 1,170 SF
FRONT PORCH: 40 SF
LOT SIZE: 7,492 SF



REVISION TABLE	
NUMBER	DATE

THE DRAFTER GUY
RESIDENTIAL & COMMERCIAL PLANS

DRAWINGS PROVIDED BY:
TDG
8000 E US 380, SUITE #100
CROSS ROADS, TX 76227
469-879-6130
Email: Info@thedrafterguy.com

PROPOSED RESIDENTIAL ADDITION
304 W JEFFERSON ST, WYLIE

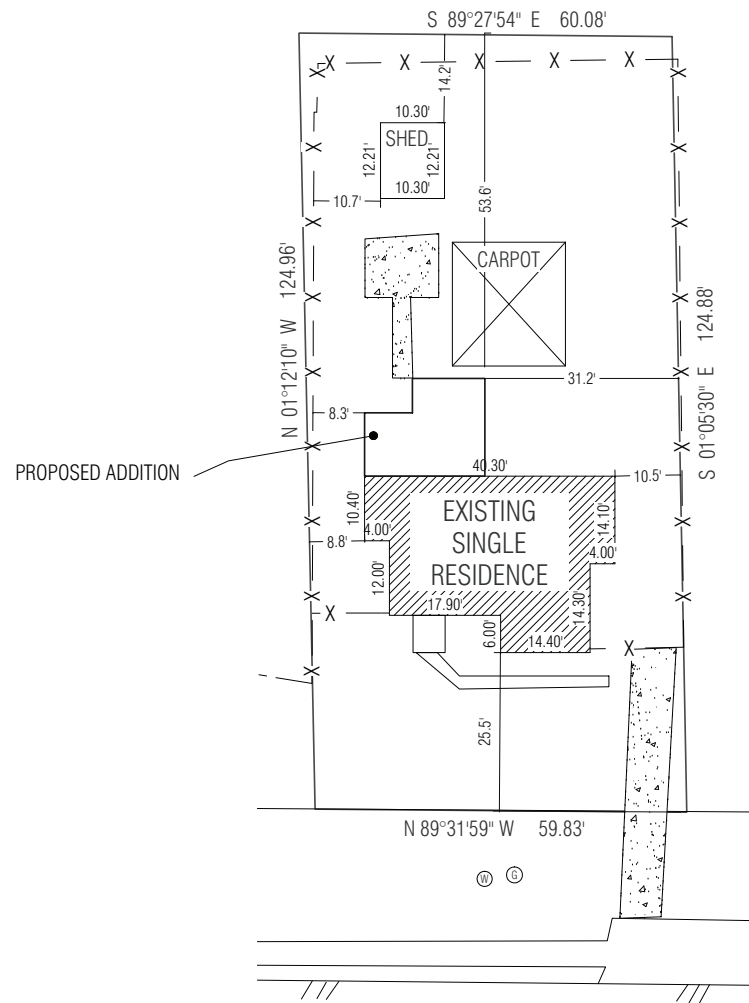
CLIENT:
LUIS GONZALEZ

DESCRIPTION:
COVER PAGE

DATE:
10/31/2022

SCALE:
1/4" = 1'-0"

SHEET:
A.1



JEFFERSON ST

SITE PLAN

SCALE: 1"=20'

DRAWINGS PROVIDED BY:



THE DRAFTER GUY
RESIDENTIAL & COMMERCIAL PLANS

8000 US 350 S#100, Crossroads, TX
469-829-6130 info@thedrafterguy.com

PROJECT DESCRIPTION:

ROOMS ADDITION

733 TOLLESON DR, CELINA, TX

SHEET TITLE:

SITE PLAN

SCALE:

PER DRAWING

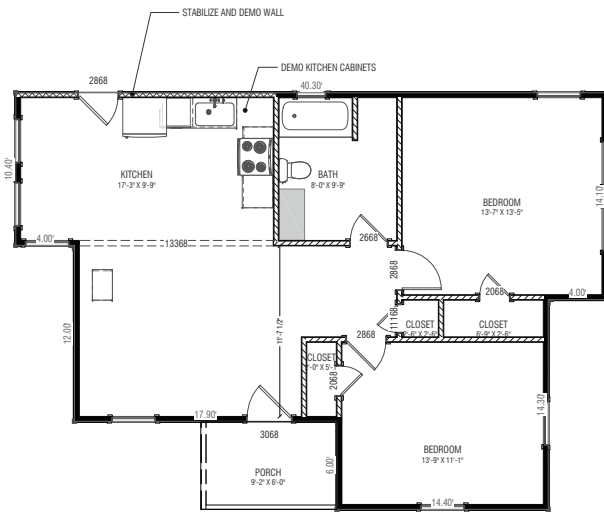
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10/31/2022

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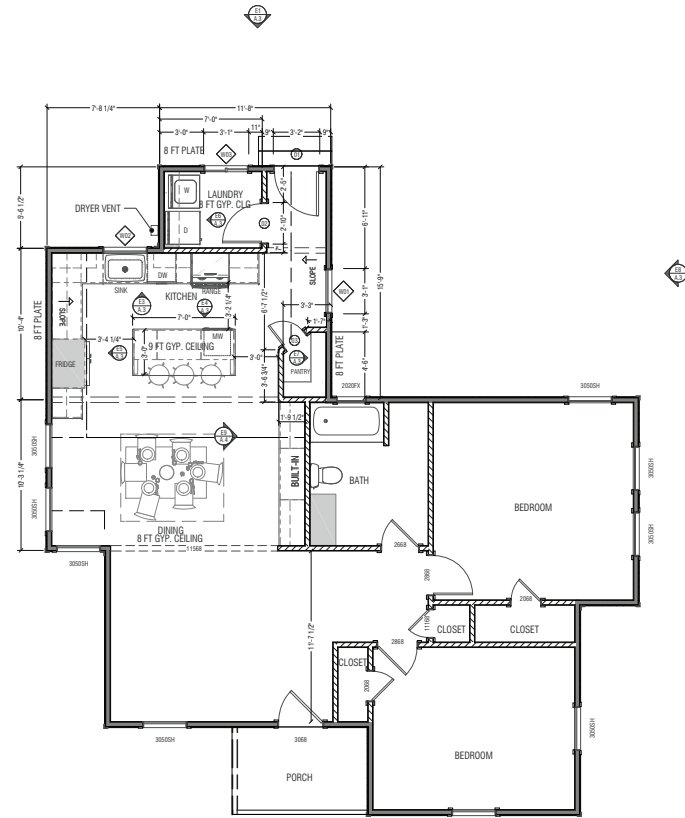
DEMO LEGENDS:

- DEMO WALL
- DOOR TO BE REMOVED
- EXISTING PIPE TO BE REMOVED TO SOURCE



DEMO FLOOR PLAN

SCALE: 1/4"=1'



PROPOSED FLOOR PLAN

SCALE: 1/4"=1'

DOOR SCHEDULE						
NUMBER	QTY	TYPE	DIMENSIONS	TYP	HEIGHT	THICKNESS
01	1	HINGED	36"X80"X1 3/4"	LEX	80"	1 3/4"
02	1	HINGED	32"X80"X1 3/8"	LIN	80"	1 3/8"
03	1	HINGED	20"X80"X1 3/8"	LIN	80"	1 3/8"

WINDOW SCHEDULE						
NUMBER	QTY	TYPE	DIMENSIONS	TYP	WIDTH	HEIGHT
W01	1	SINGLE HUNG	36"X60"	SH	36"	60"
W02	1	SINGLE HUNG	36"X36"	SH	36"	36"
W03	1	LEFT SLIDING	36"X24"	S	36"	24"

REVISION TABLE	
NUMBER	DATE

THE DRAFTER GUY
RESIDENTIAL & COMMERCIAL PLANS
1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
P: 303.733.8800
E: INFO@DRAFTERGUY.COM
WWW.DRAFTERGUY.COM

PROPOSED RESIDENTIAL ADDITION
304 W JEFFERSON ST., WYLLIE

CLIENT:
LUIS GONZALEZ

DESCRIPTION:
FLOOR PLAN

DATE:
10/31/2022

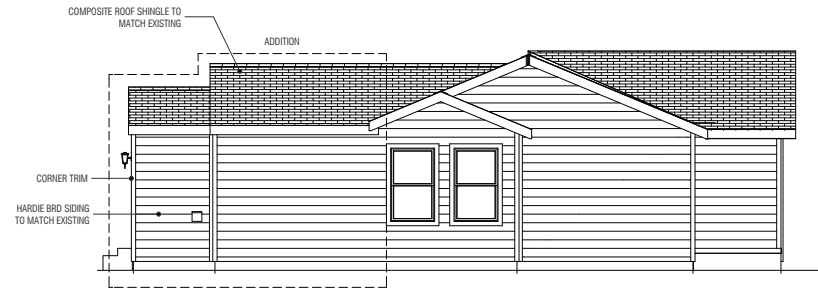
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SHEET:
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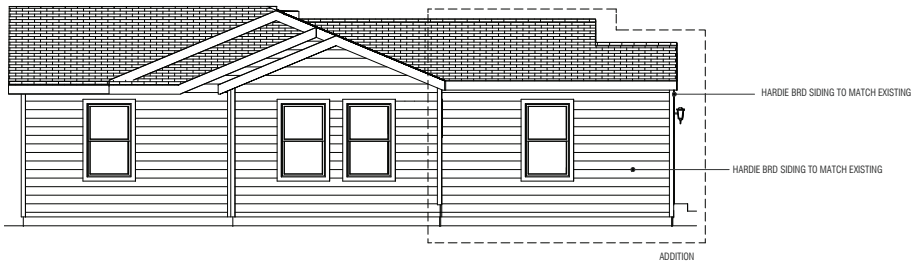
1 FRONT ELEVATION

SCALE: 1/4"=1'



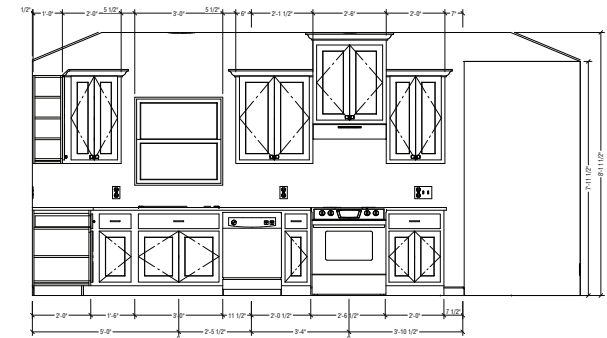
2 REAR ELEVATION

SCALE: 1/4"=1'

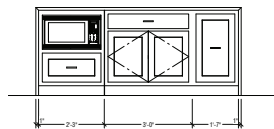


3 SIDE ELEVATION

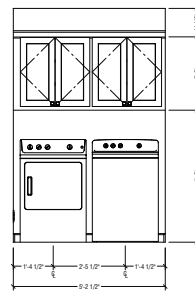
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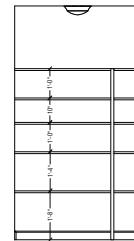
Elevation SINK WALL



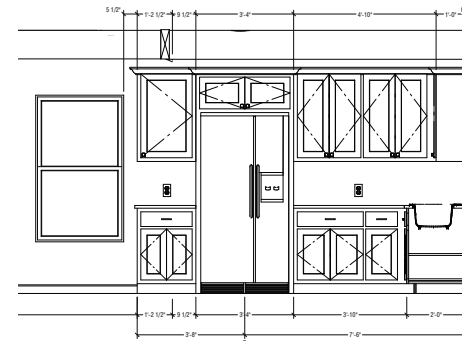
Elevation Island



Elevation laundry



Elevation pantry



Elevation fridge

REVISION TABLE	REVISION	DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

THE DRAFTER GUY
RESIDENTIAL & COMMERCIAL PLANS
1000 S. 10TH AVE. SUITE 100
DENVER, CO 80202
303.733.8888

PROPOSED RESIDENTIAL ADDITION
304 W JEFFERSON ST., WYLLIE

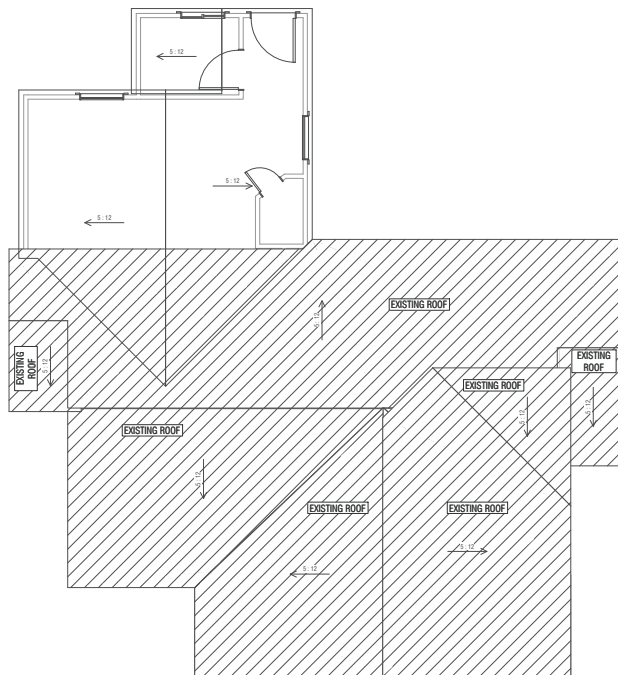
CLIENT:
LUIS GONZALEZ

DESCRIPTION:
ELEVATIONS

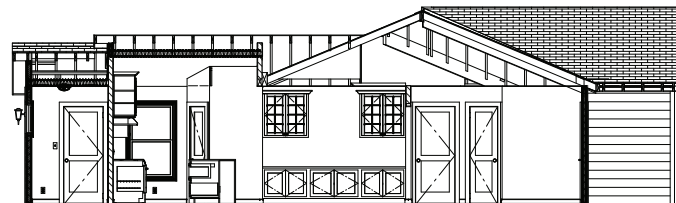
DATE:
10/31/2022

SCALE:
1/4"=1'-0"

SHEET:
A.3



1 ROOF PLAN
SCALE: 1/4"=1'



SECTION A

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWING PROVIDED BY:
THE DRAFTER GUY
 RESIDENTIAL & COMMERCIAL PLANS
1000 S. 10TH AVE. SUITE 100 DENVER, CO 80202
 303.733.8800 | 303.733.8801 | 303.733.8802

PROJECT:
PROPOSED RESIDENTIAL ADDITION
304 W JEFFERSON ST, WYLLIE

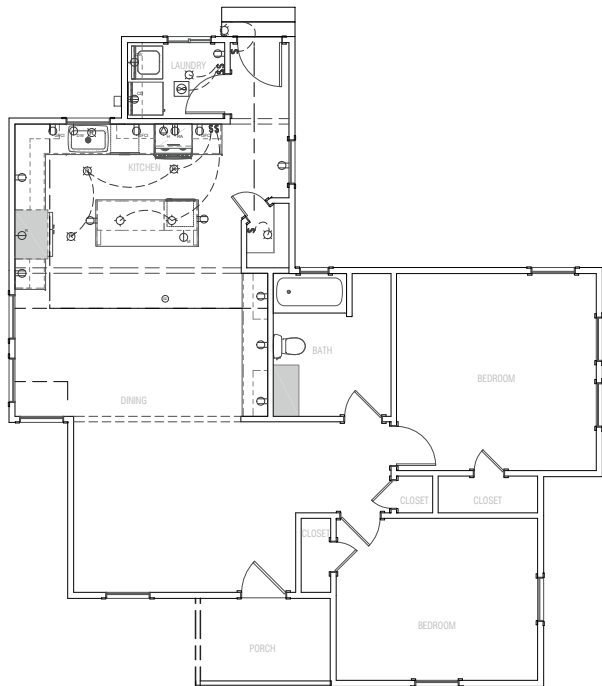
CLIENT:
LUIS GONZALEZ

DESCRIPTION:
ROOF PLAN

DATE:
10/31/2022

SCALE:
1/4" = 1'-0"

SHEET:
A.4



3 ELECTRICAL PLAN
SCALE: 1/4"=1'

ELECTRICAL - DATA - LEGEND	
SYMBOL	DESCRIPTION
	Existing 2X4 Fluorescent Troffer
	Track lighting, 24" track, H Type, led line voltage, 3000k
	Can Light, Existing
	Single Pole switch
	Duplex Receptacle, ground fault circuit interrupter
	Duplex Receptacle
	Exhaust Fan
	Exhaust Fan w/light
	Wall Jacks: CAT5
	Thermostat
	Emergency Exit lighting, existing, batt. backup.
	Ceiling Fan, 44" , flush mount
	Light Fixture, flush mount
	Light Fixture, pendant
	RECEPTACLE, SINGLE, FRIDGE
	Receptacle, range hood, 72" AFF
	Receptacle, Electric range, 5" AFF

GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL DEVICES AND WORK SHALL COMPLY WITH THE HIGHEST STANDARD OF THE GOVERNING ELECTRICAL CODE.
2. PERFORMANCE STANDARDS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND APPROVAL AGENCIES.
3. ALL DEVICES SHALL BE U.L. APPROVED AND BEAR U.L. LABELS.
4. UNLESS NOTED OTHERWISE, ALL SWITCHES AND OUTLET HEIGHTS SHALL BE AS NOTED ON THESE DRAWINGS.
 - 1) 15" O.C. STANDARD OUTLET
 - 2) 40" O.C. TO OUTLET ABOVE 30" CABINET
 - 3) 48" O.C. TO OUTLET ABOVE 36" CABINET
 - 4) 30" O.C. TO OUTLET OR SWITCH AT SIDE OF CABINET
5. SWITCH AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO (4) FOUR WHEN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE GROUPED UNDER (1) ONE PLATE.
6. VERIFY SERVICES AND LOCATION REQUIREMENTS FOR ALL APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.

REVISION TABLE	
NUMBER	DATE

DRAWING PROVIDED BY:
THE DRAFTER GUY
 RESIDENTIAL & COMMERCIAL PLANS
 1101 W 14th St, Suite 100
 Fort Worth, TX 76102
 (817) 342-1000

PROJECT:
PROPOSED RESIDENTIAL ADDITION
304 W JEFFERSON ST., WYLE

CLIENT:
LUIS GONZALEZ

DESCRIPTION:
ELECTRICAL PLAN

DATE:
10/31/2022

SCALE:
1/4" = 1'-0"

SHEET:
A.5