SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: CHRISTY HILL
Street Address: 234 S. MAIN STREET
City: KELLER State: TX Zip: 76248
Telephone: 817.313.3313 Fax: _____ E-mail: christy@chiinteriordesign.com
Applicant's Status: (Check One) Owner ☑ Tenant ☐ Prospective Buyer ☐

Property Owner must sign the application or submit a notarized letter of authorization.

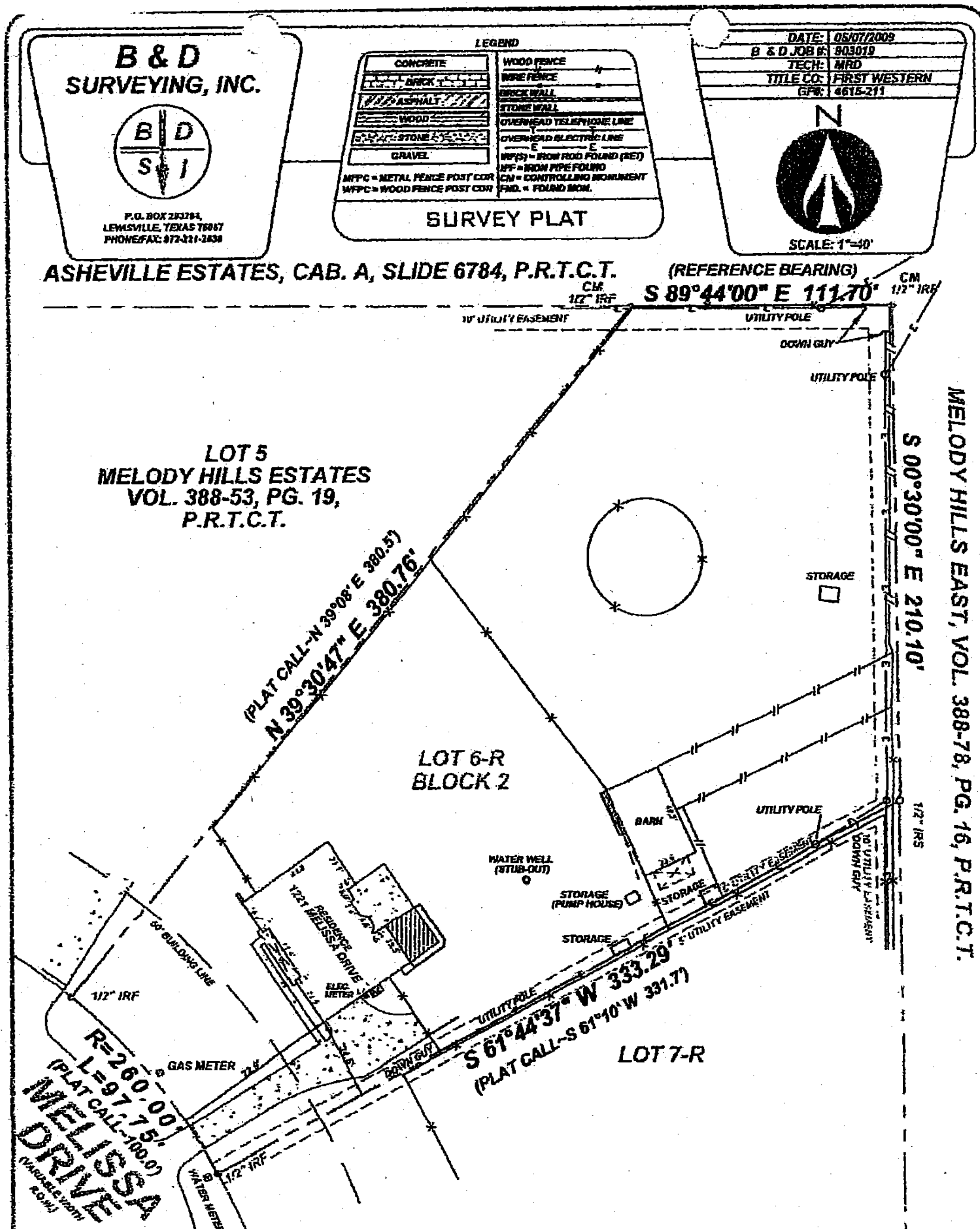
Owner: RUSSELL & TIFFANY O'NEAL
Street Address: 1221 MELISSA DRIVE
City: KELLER State: TX Zip: 76262
Telephone: _____ Fax: _____ E-mail: _____

Christy Hill
Signature of Applicant
Date: 9.19.18

Tiffany O'Neal
Signature of Owner Printed Name of Owner
Date: _____

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1221 MELISSA DRIVE
Legal Description: ~~Lot~~ R-6
Lot(s): ~~1~~ Block(s): 2 Subdivision Name: MELODY HILLS
Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: _____ Proposed Zoning: _____
Current Use of Property: _____
Proposed Use of Property: _____



PROPERTY DESCRIPTION

1221 MELISSA DRIVE, BEING LOT 6R, BLOCK 2, OF MELODY HILLS ESTATES, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-41 PAGE 46, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

SURVEYORS CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON IS CORRECT AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS AND EASEMENTS OF RIGHT-OF-WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

FLOOD STATEMENT

THE PROPERTY DESCRIBED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 48439C0180 H PRESENT EFFECTIVE DATE OF MAP AUGUST 2, 1995, HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED).

GENERAL NOTES

1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. B & D SURVEYING, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. B & D SURVEYING, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, OR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
MICHAEL R. DOYLE
5517

Michael R. Doyle

FIELD SURVEY DATE: 03/10/2009
THIS SURVEY IS VALID ONLY WITH THE ORIGINAL SIGNED HARD COPIES.

1. Aerial
2. Tree Survey / show if any trees have to be removed - (certified Arborists) Unit 6
~~3. Drainage Study~~
4. [illegible] ([illegible]) ([illegible] plan)

B & D SURVEYING, INC.
FIRM NO. 101347-00

P.O. BOX 293254
LEWISVILLE, TEXAS 75029
PHONE: 972-221-3838
bd@bndsurveying.com

DATE:	06/14/2018
B & D JOB #:	903019L
TECH:	LA/MRD/JAV

LEGEND

CONCRETE
BRICK
ASPHALT
WOOD
STONE
GRAVEL

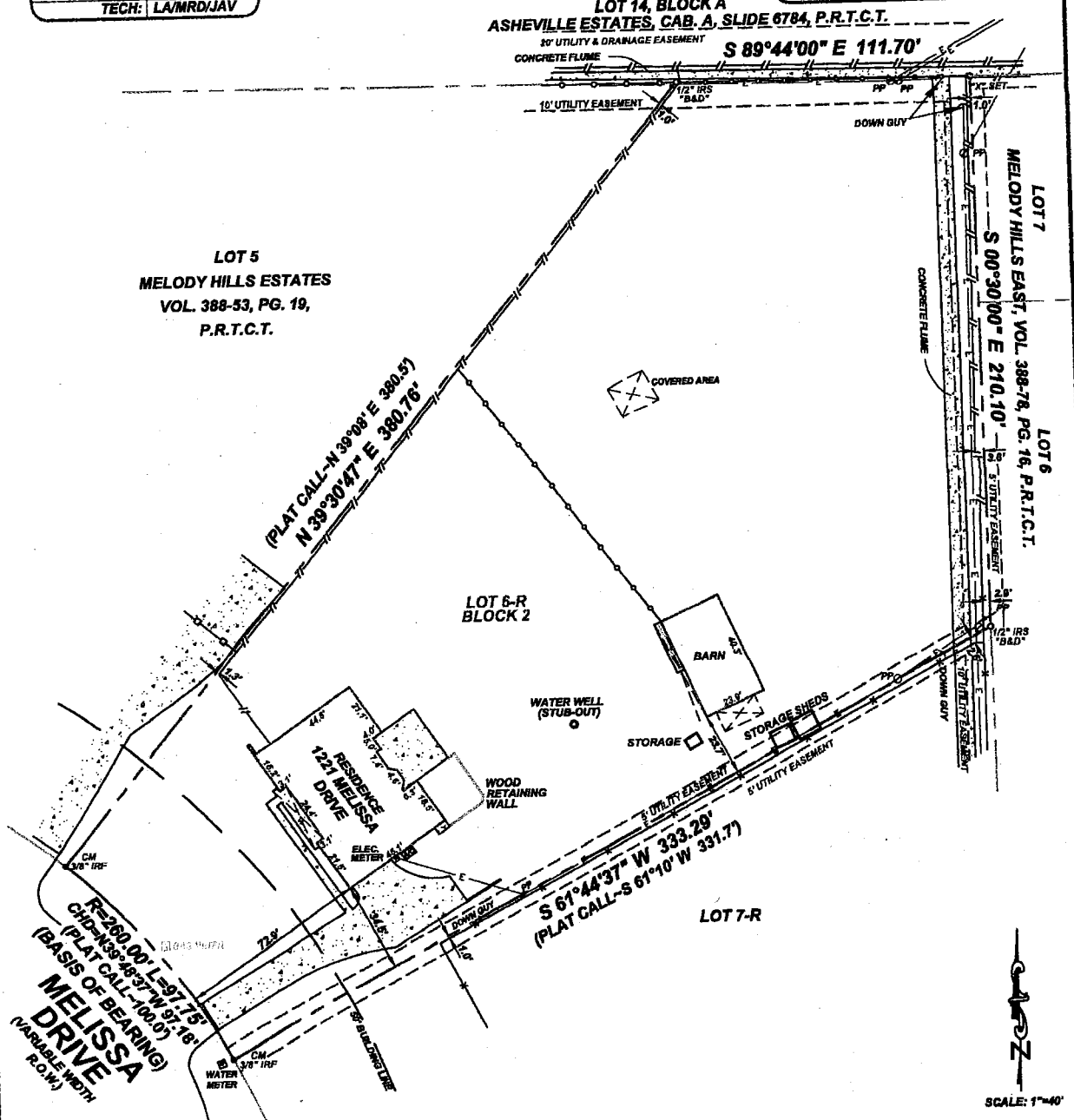
WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
BARBED WIRE FENCE
STONE WALL
OVERHEAD ELECTRIC LINE
IRF(S) = IRON ROD FOUND (SET)
PP = POWER POLE
FD. = FOUND MON.

"B&D" = RED CAP STAMPED "B&D SURVEYING"
CM = CONTROLLING MONUMENT

BOUNDARY SURVEY

GF#: N/A

Tiffany O'Neal
1221 Melissa Drive
Keller, Texas 76262



PROPERTY DESCRIPTION

1221 MELISSA DRIVE, BEING LOT 6-R, BLOCK 2, OF MELODY HILLS ESTATES, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-53, PAGE 45, PLAT RECORDS, TARRANT COUNTY, TEXAS.

SURVEYORS CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS AND EASEMENTS OF RIGHT-OF-WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

FLOOD STATEMENT

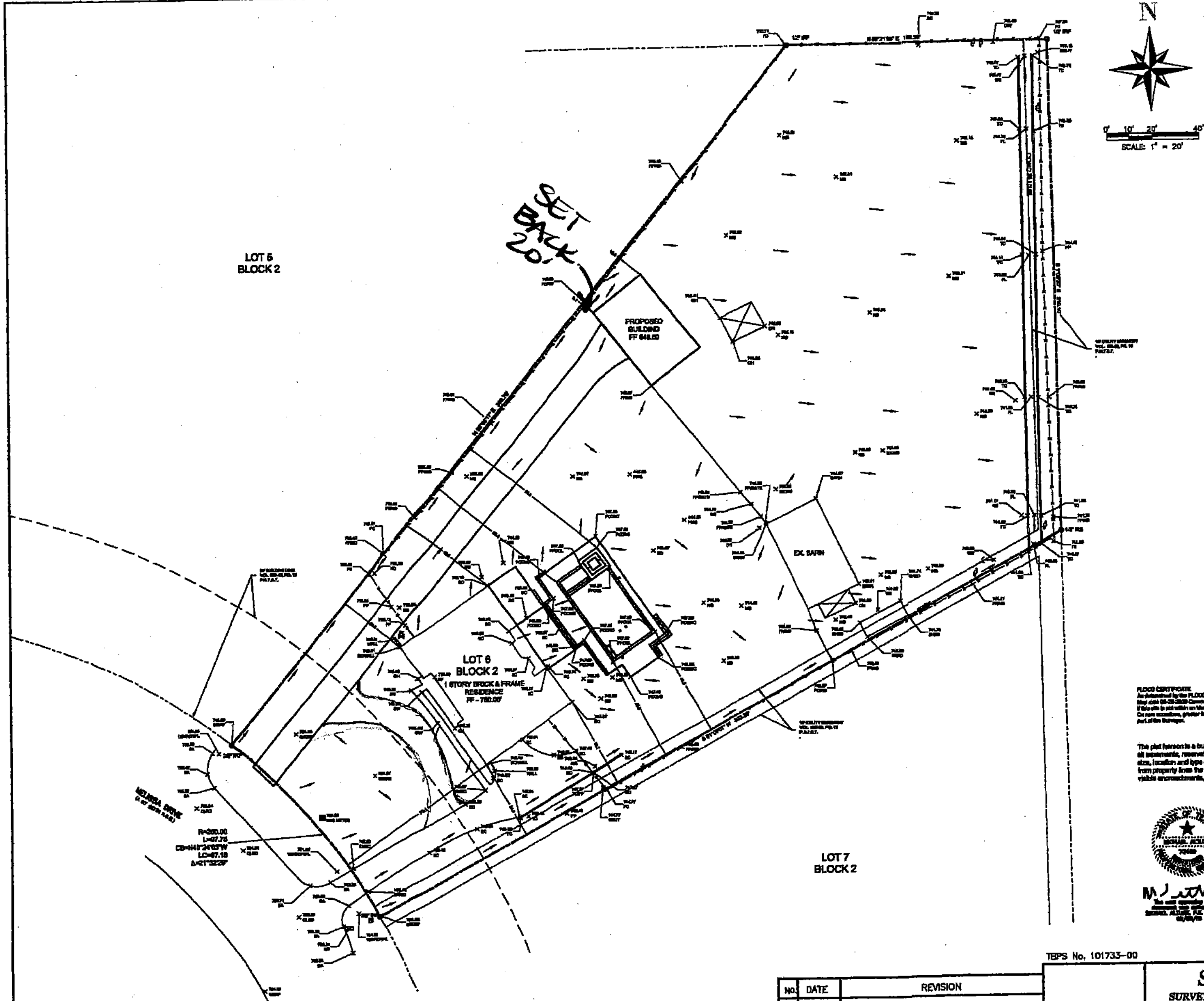
THE PROPERTY DESCRIBED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48439C0080K PRESENT EFFECTIVE DATE OF MAP SEPTEMBER 25, 2009, HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED).

GENERAL NOTES

1.) THE BASIS OF BEARING FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER, IF ANY, LISTED HEREON.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. B & D SURVEYING, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) BEFORE STARTING ANY CONSTRUCTION, CALL DIGTESS TO LOCATE ANY POSSIBLE UNDERGROUND LINES. "CALL 811 BEFORE YOU DIG, IT'S THE LAW."
6.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE, UNDERGROUND UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. B & D SURVEYING, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, OR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
7.) RECORDED PLAT DOES NOT REFERENCE TYPE OF MONUMENTS SET BY ORIGINAL SURVEYOR, ENGINEER OR DEVELOPER. THEREFORE, ORIGINAL MONUMENTS MAY OR MAY NOT HAVE BEEN SET.

STATE OF TEXAS
REGISTERED
MICHAEL DOYLE
5517
PROFESSIONAL LAND SURVEYOR

FIELD SURVEY DATE: 6/11/2018
THIS SURVEY IS VALID ONLY WITH THE ORIGINAL SIGNED HARD COPIES.



SURVEY PLAT

This is to certify that I have, this date, made an on the ground survey of the property located on 1221 Melissa Drive in the City of Keller, Texas, described as follows:

Lot 6, Block 2, Parkwood Subdivision, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-53, Page 99, Plat Records of Tarrant County, Texas.

GAS METER	FIRE HYDRANT
GAS VALVE	WATER METER
TELEPHONE PEDESTAL	FUEL PORT
POWER POLE	WATER VALVE
DOWN GUY	TRANSFORMER PAD
S.S. MAN HOLE	ELECTRIC BOX
CLEAN OUT	TREE
MONITERING WELL	SIGN
TRAFFIC SIGNAL POLE	LIGHT POLE
TRAFFIC SIGNAL BOX	TYPICAL FENCE
SWS MAN HOLE	BOLLARD
PROPOSED GRATE INLET	PCONC - PROPOSED CONCRETE
VAULT	PNG - PROPOSED NATURAL GROUND
STORM DRAIN MAN HOLE	PPOOL - PROPOSED POOL

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date [illegible] Community Panel No. [illegible] subject lot is located in Zone X. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

The plat hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated, and the distance from the nearest intersection as indicated is as shown on said plat. There are no visible encroachments, conflicts, or protrusions except as shown.

William P. Price
Registered Professional Land Surveyor No. 3047

SHEET: 1 OF 1

TBPS No. 101733-00

NO.	DATE	REVISION
1.		
2.		
3.		

SURVEY GROUP
*SURVEYING * CONSULTING * MANAGEMENT*

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 354-1445
surveygroup@att.net

JOB NO.:	16-098
DATE:	September 6, 2016
SCALE:	1" = 20'
DRAWN BY:	RP

Preservation Tree
The Consulting Group

O'Neal Tree Inventory
- 1221 Melissa Dr. Keller, TX
https://pg-cloud.com/PreservationTree/?scenario=ONealTreeMap

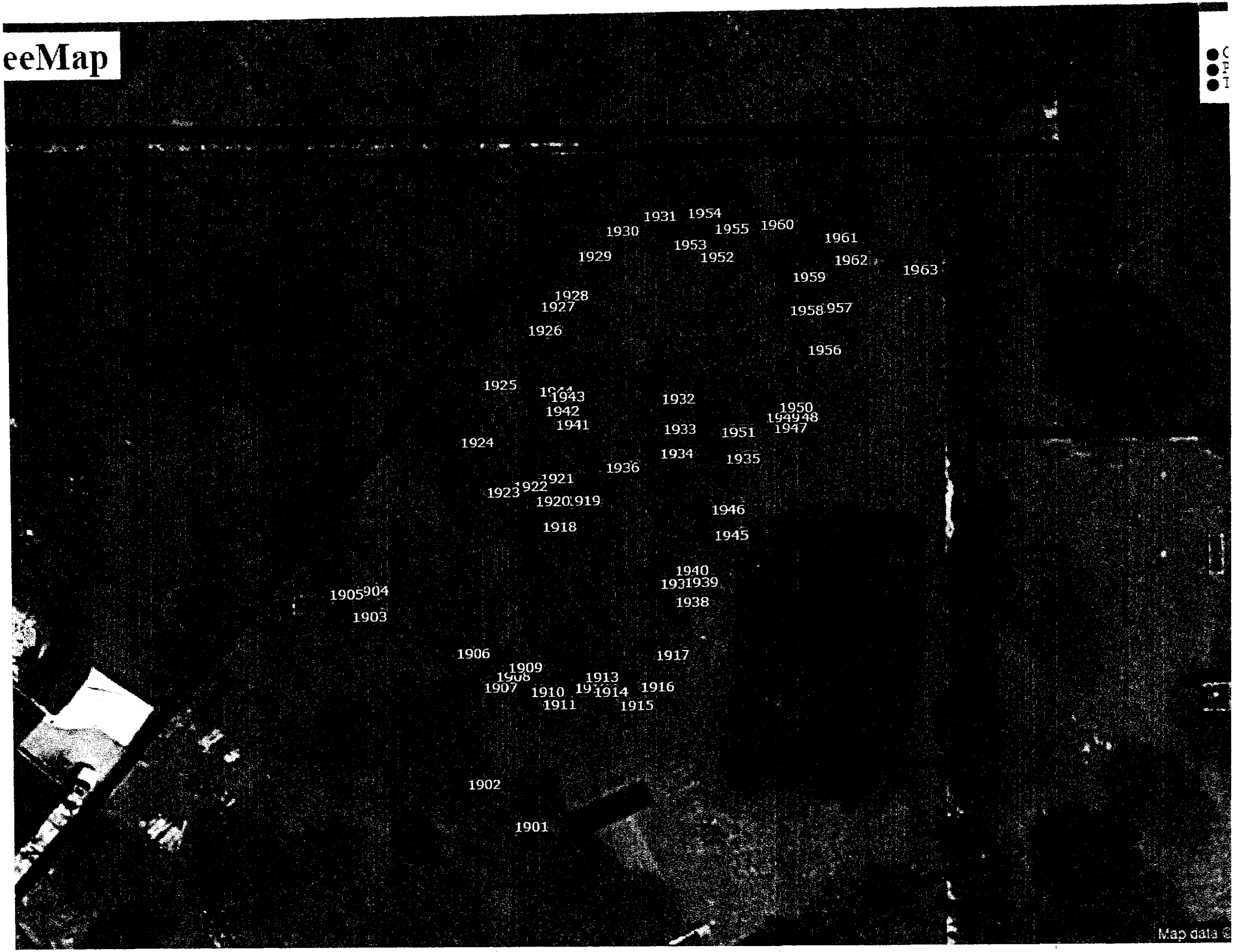
Tree Number	Date Assessed	Site Name	Address	Latitude	Longitude	Latin Name	Common Name	Status	Qualitative Condition Rating	DBH	Number of Stems	Tree Height (Estimated)	Crown Spread E-W	Crown Spread N-S	Recommended Action	Observations/ Additional Notes
1930	8/20/2018	O'Neal	1221 Melissa Drive	32.96328219	-97.22021846	Quercus stellata	Post Oak	Alive	Fair	10	1	45	25	25	Preserve	Crown Dieback
1931	8/20/2018	O'Neal	1221 Melissa Drive	32.96329397	-97.22018077	Quercus stellata	Post Oak	Alive	Fair	12	1	45	30	30	Preserve	Crown Dieback
1932	8/20/2018	O'Neal	1221 Melissa Drive	32.96314091	-97.22016495	Quercus stellata	Post Oak	Alive	Fair	10	1	35	20	20	Preserve	Crown Dieback
1933	8/20/2018	O'Neal	1221 Melissa Drive	32.9631157	-97.22016388	Quercus stellata	Post Oak	Alive	Fair	11	1	35	25	25	Preserve	Crown Dieback
1934	8/20/2018	O'Neal	1221 Melissa Drive	32.963095	-97.2201671	Quercus stellata	Post Oak	Alive	Fair	11	1	35	25	25	Preserve	Crown Dieback
1935	8/20/2018	O'Neal	1221 Melissa Drive	32.9630896	-97.22010165	Quercus stellata	Post Oak	Alive	Fair	8	1	35	20	20	Preserve	Crown Dieback
1936	8/20/2018	O'Neal	1221 Melissa Drive	32.96308405	-97.22022163	Sideroxylon lanuginosum	Gum Bumelia	Alive	Good	13	1	50	40	40	Preserve	Crown Dieback
1937	8/20/2018	O'Neal	1221 Melissa Drive	32.96298618	-97.22016857	Quercus stellata	Post Oak	Alive	Good	11	1	45	30	30	Preserve	Crown Dieback
1938	8/20/2018	O'Neal	1221 Melissa Drive	32.96297024	-97.22015387	Quercus stellata	Post Oak	Alive	Fair	11	1	30	25	25	Preserve	Crown Dieback
1939	8/20/2018	O'Neal	1221 Melissa Drive	32.96298662	-97.22014428	Quercus stellata	Post Oak	Alive	Fair	8	1	40	20	20	Preserve	Crown Dieback
1940	8/20/2018	O'Neal	1221 Melissa Drive	32.96299663	-97.22015387	Quercus stellata	Post Oak	Alive	Fair	9	1	40	20	20	Preserve	Crown Dieback
1941	8/20/2018	O'Neal	1221 Melissa Drive	32.9631213	-97.22026986	Quercus stellata	Post Oak	Alive	Fair	9	1	40	20	20	Preserve	Crown Dieback
1942	8/20/2018	O'Neal	1221 Melissa Drive	32.96313243	-97.22028004	Quercus stellata	Post Oak	Alive	Fair	8	1	40	20	20	Preserve	Crown Dieback
1943	8/20/2018	O'Neal	1221 Melissa Drive	32.96314395	-97.22027461	Quercus stellata	Post Oak	Alive	Fair	10	1	40	25	25	Preserve	Crown Dieback
1944	8/20/2018	O'Neal	1221 Melissa Drive	32.96314836	-97.22028567	Quercus stellata	Post Oak	Alive	Fair	6	1	35	15	15	Preserve	Crown Dieback
1945	8/20/2018	O'Neal	1221 Melissa Drive	32.96302588	-97.22011416	Quercus stellata	Post Oak	Alive	Fair	10	1	35	25	25	Preserve	Crown Dieback
1946	8/20/2018	O'Neal	1221 Melissa Drive	32.96304674	-97.22011697	Quercus stellata	Post Oak	Alive	Fair	8	1	35	25	25	Preserve	Crown Dieback
1947	8/20/2018	O'Neal	1221 Melissa Drive	32.96311467	-97.22005432	Quercus stellata	Post Oak	Alive	Good	12	1	45	30	30	Preserve	Crown Dieback

Preservation Tree
The Consulting Group

O'Neal Tree Inventory
- 1221 Melissa Dr. Keller, TX
https://pg-cloud.com/PreservationTree/?scenario=ONealTreeMap

8/21/2018

Tree Number	Date Assessed	Site Name	Address	Latitude	Longitude	Latin Name	Common Name	Status	Qualitative Condition Rating	DBH	Number of Stems	Tree Height (Estimated)	Crown Spread E-W	Crown Spread N-S	Recommended Action	Observations/ Additional Notes
1901	8/20/2018	O'Neal	1221 Melissa Drive	32.96278537	-97.22031484	Carya texana	Texas hickory	Alive	Fair	20	2	50	40	40	Preserve	Co-Dominant Stems, Crown Dieback, Included Bark
1902	8/20/2018	O'Neal	1221 Melissa Drive	32.96282106	-97.22036132	Quercus stellata	Post Oak	Alive	Fair	11	1	45	30	30	Preserve	Crown Dieback
1903	8/20/2018	O'Neal	1221 Melissa Drive	32.96296333	-97.22047383	Quercus stellata	Post Oak	Alive	Fair	14	1	45	30	30	Preserve	Crown Dieback
1904	8/20/2018	O'Neal	1221 Melissa Drive	32.96298525	-97.22047188	Quercus stellata	Post Oak	Alive	Fair	10	1	30	20	20	Preserve	Crown Dieback
1905	8/20/2018	O'Neal	1221 Melissa Drive	32.96298251	-97.22049649	Quercus stellata	Post Oak	Alive	Fair	12	1	30	20	20	Preserve	Crown Dieback
1906	8/20/2018	O'Neal	1221 Melissa Drive	32.96293132	-97.22037123	Quercus stellata	Post Oak	Alive	Fair	14	1	40	30	30	Preserve	Crown Dieback
1907	8/20/2018	O'Neal	1221 Melissa Drive	32.96290224	-97.22034408	Quercus stellata	Post Oak	Alive	Fair	16	1	40	30	30	Preserve	Crown Dieback
1908	8/20/2018	O'Neal	1221 Melissa Drive	32.96291153	-97.22033144	Quercus stellata	Post Oak	Alive	Poor	10	1	30	18	18	Remove	Crown Dieback, Topped
1909	8/20/2018	O'Neal	1221 Melissa Drive	32.96291829	-97.22031935	Quercus stellata	Post Oak	Alive	Fair	10	1	30	18	18	Preserve	Crown Dieback
1910	8/20/2018	O'Neal	1221 Melissa Drive	32.96289773	-97.22029776	Quercus stellata	Post Oak	Alive	Fair	14	1	45	25	25	Preserve	Crown Dieback
1911	8/20/2018	O'Neal	1221 Melissa Drive	32.96288654	-97.22028599	Quercus stellata	Post Oak	Alive	Fair	16	1	45	30	30	Preserve	Crown Dieback
1912	8/20/2018	O'Neal	1221 Melissa Drive	32.96290075	-97.2202544	Quercus stellata	Post Oak	Alive	Fair	10	1	30	18	18	Preserve	Crown Dieback
1913	8/20/2018	O'Neal	1221 Melissa Drive	32.96290889	-97.2202441	Quercus stellata	Post Oak	Alive	Poor	10	1	25	15	15	Remove	Crown Dieback, Topped
1914	8/20/2018	O'Neal	1221 Melissa Drive	32.96289661	-97.22023534	Quercus stellata	Post Oak	Alive	Fair	10	1	30	18	18	Preserve	Crown Dieback


eeMap
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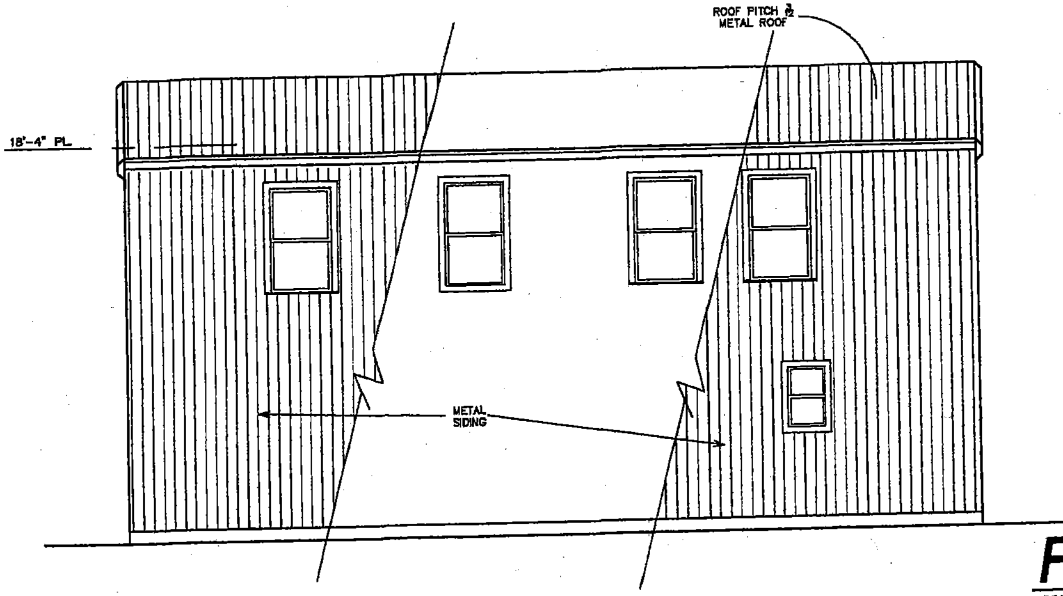
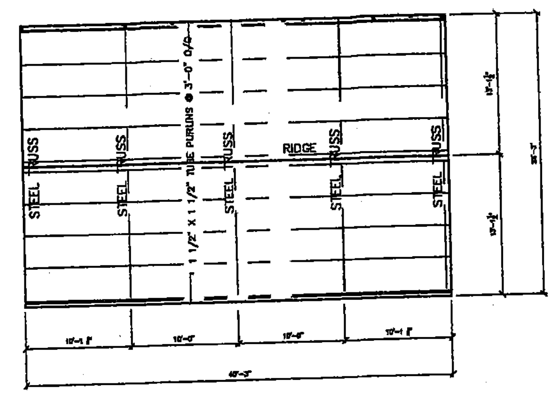


FRONT ELEVATION

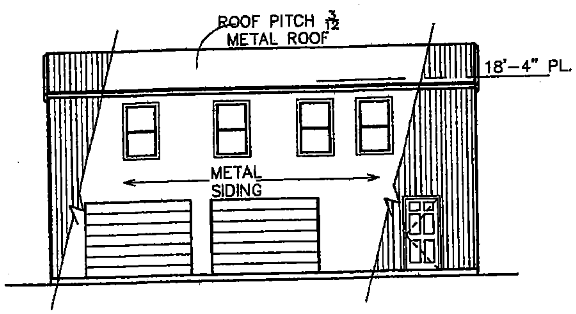
SCALE 1/4" = 1'-0"



ROOF FRAMING PLAN

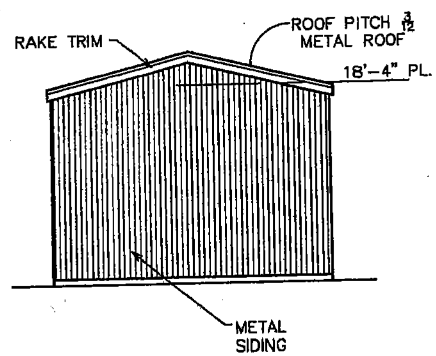
SCALE 1/8" = 1'-0"

SEAL



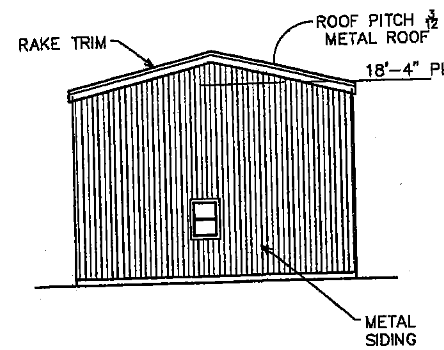
REAR ELEVATION

SCALE 1/8" = 1'-0"



RIGHT ELEVATION

SCALE 1/8" = 1'-0"



LEFT ELEVATION

SCALE 1/8" = 1'-0"

LANE & ASSOCIATES, INC.,
PROFESSIONAL CUSTOM HOME DESIGNERS
JESUS
5751 KROGER DRIVE STE 260
KELLER, TEXAS 76244
(817) 721-7274
(817) 457-1595

GARAGE

XXXXX
1111 JESUS
FORT WORTH, TEXAS 76119

DATE
5-10-16
REVISIONS

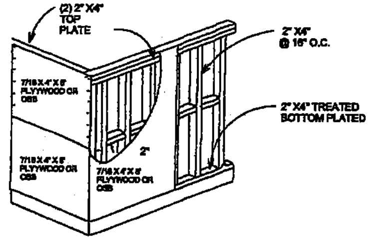
JOB NO.
HILL-GAR-1
SHEET NO.
A3

HILL-GAR-1

WIND BRACING NOTE:

¾" X 4'-0"X 8'-0" C.D. PLYWOOD SOLID SHEATING TO BE ALL EXTERIOR WALL. SHEATHING MUST BE CONTINOUSE ABOVE ALL OPENING & ABOVE TOP PLATE TO ROOF DECK.
LEAVE ⅛" GAP AT EDGE & ⅛" GAP AT ENDS. SPACE NAILS TO 6" O.C., 3" O.C. AT EDGE & ENDS SEAL & TAPE ALL SEAMA AS SPEC, "2015 International Residential Code, design wind speeds of 90 mph (3 second gust) and 70 mph fastest sustained speed, exposure B."

NOTE:
INSTALL CONTINUOUS 7/16" PLYWOOD OR OSB SHEATING AROUND PERIMETER OF BUILDING AT 4' FROM CORNER. ADD HORIZONTAL BRACING BETWEEN STUDS. USE 8d COMMON NAIL AT 6" O.C. AT PANEL EDGES AND 6" O.C. IN THE FIELD.



NOTE:
INSTALL CONTINUOUS 7/16" PLYWOOD OR OSB SHEATING ABOVE BELOW AND ADJACENT TO ALL WINDOW AND DOOR OPENING 2x BLOCKING SHALL BE INSTALLED AT ALL HORIZONTAL PANEL JOINTS AND VERTICAL PANEL JOINTS SHALL OCCUR OVER STUDS. PLYWOOD FACE GRAIN ME BE PARALLED TO STUDS.

CONTINUOUS SHEATING DETAIL

SCALE ¾" = 1'-0"

CONSTRUCTION NOTES

CONCRETE:

A. CONCRETE SHALL BE PORTLAND CEMENT OR EQUAL TO MEET THE REQUIRE 3,000 P.S.I. AT 28TH. DAY MINIMUM COMPRESSIVE STRENGTH, 5 SACKS OF MIX.

B. CEMENT SHALL CONFORM TO ASTM-C150, TYPE I.

C. WATER USED FOR CONCRETE SHALL BE MIXED WITH CLEAN WATER AND FREE FROM INJURIOUS AMOUNTS OF OIL, ACIDS, ALKALINES, ORGANIC OR OTHER DELETERIOUS SUBSTANCE.

D. THE CONTRACTOR SHALL USE READY MIXED CONCRETE.

E. FRESHLY POURED CONCRETE SHALL BE TAMPED INTO PLACE BY STEEL RAMMER, SLICING TOOLS OR MECHANICAL VIBRATORS, UNTIL CONCRETE IS THOROUGHLY COMPACT AND WITHOUT VOID.

F. CONCRETE SHALL HAVE A SLUMP RANGE OF 4" TO 5".

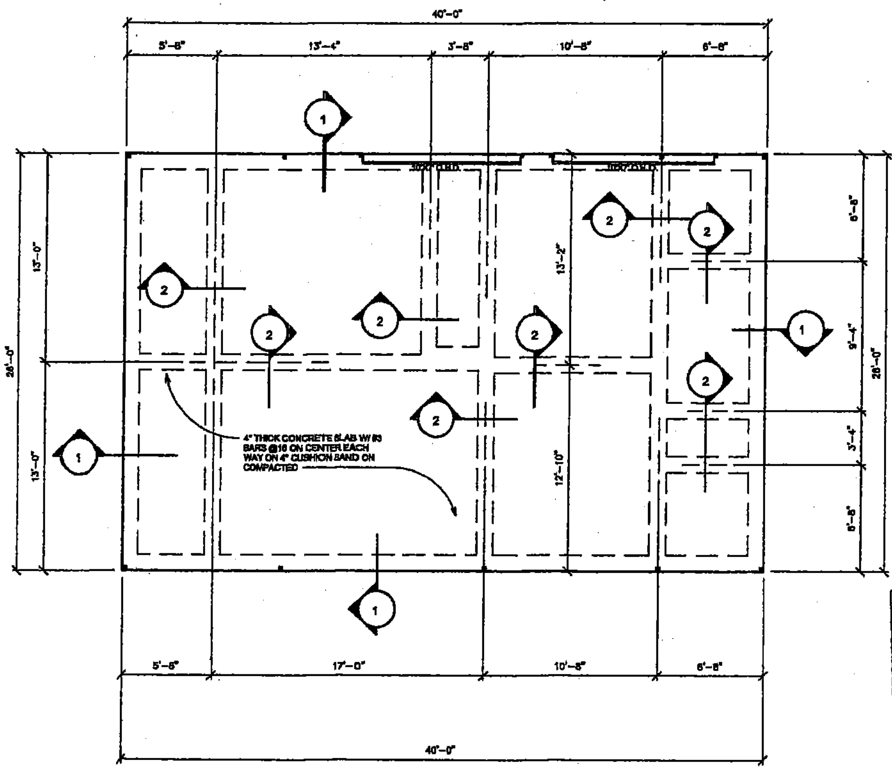
G. PROVIDE BLOCK LEDGE 5-1/2" x 1-1/2" EXCEPT AT DOORS. REFER TO ARCHITECTURAL DRAWINGS FOR BLOCK LEDGE AND DOOR OPENINGS. VERIFY IF BLOCK LEDGE TO BE INSTALLED.

REINFORCEMENTS:

1. ALL REINFORCING STEEL SHALL BE DEFORM TYPE BARS AND CONFORM TO ASTM-A 615, GRADE 60, PLACED IN THE TOP 1 1/2" OF SLAB. 1 1/2" ON BOTH SIDES OF FOOTING AND THREE (3) INCHES FROM BOTTOM OF FOOTING, EXCEPT OTHERWISE NOTED IN PARAGRAPH (B).

2. ALL TIES AND STIRRUPS SHALL CONFORM TO THE REQUIREMENTS OF ASTM-A 615, GRADE 40.

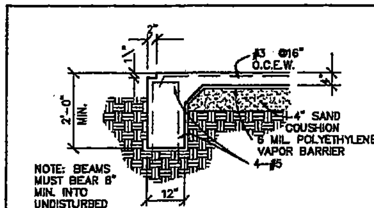
REINFORCEMENT STEEL, BARS AND WIRE FRABIC SHALL BE THOROUGHLY CLEANED BEFORE PLACING AND AGAIN BEFORE THE CONCRETE IS PLACED, SHALL BE ACCURATELY POSITIONED AND SECURED IN PLACE. METAL SPACERS SHALL BE USED TO SECURE THE PROPER BRACING OF THE STEEL. STIRRUPS SHALL BE ACCURATELY AND SECURELY WIRED TO BARS AT BOTH TOP AND BOTTOM. NO BRICK OR POROUS MATERIALS MAY BE USED TO SUPPORT THE STEEL OFF THE GROUND.



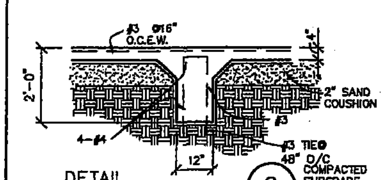
FOUNDATION PLAN

SCALE 1/8" = 1'-0"

SEAL



DETAIL 1
TYPICAL EXTERIOR GRADE BEAM



DETAIL 2
TYPICAL INTEROIR CONCRETE TIE BEAM

LANE & ASSOCIATES, INC.
PROFESSIONAL CUSTOM HOME DESIGNERS

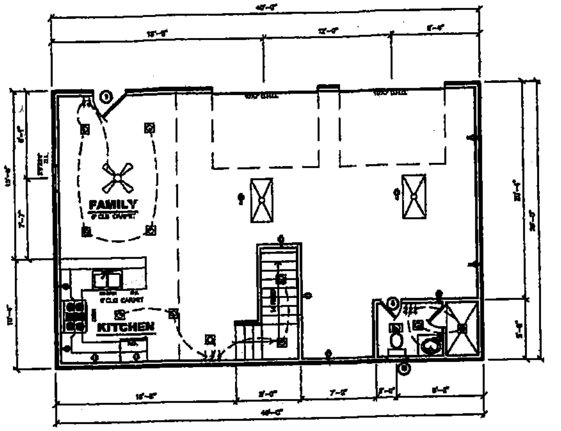
GARAGE

XXXXX
1111 JESUS
FORT WORTH, TEXAS 76119

DATE
5-10-18
REVISIONS

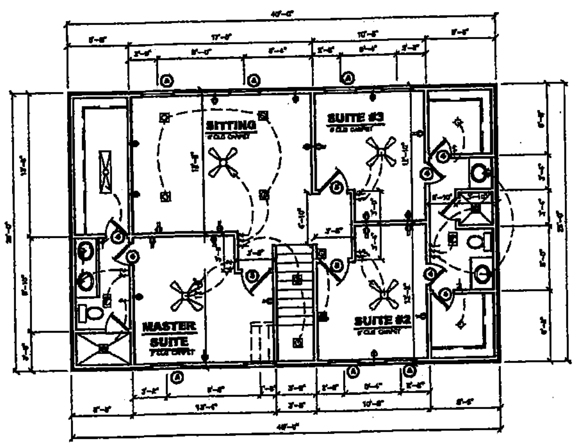
JOB NO.
HILL-GAR-1
SHEET NO.
A1

HILL-GAR-1



1st. FLOOR PLAN

SCALE 1/8" = 1'-0"



2nd. FLOOR PLAN

SCALE 1/8" = 1'-0"

WINDOWS SCHEDULE

MARK	SIZE	FRAME	REMARKS
A	3'-0" X 5-0"	ALUM. – FACTORY PAINT FIN.	SINGLE HUNG DOUBLE INSUL.
B	2-6" X 3'-4"	ALUM. – FACTORY PAINT FIN.	SINGLE HUNG DOUBLE INSUL.
C	2'-0" X 3-0"	ALUM. – FACTORY PAINT FIN.	SINGLE HUNG DOUBLE INSUL.

DOOR SCHEDULE

MARK	SIZE	CORE	REMARKS
1	3'-0" X 6'-8"	S.C.	
2	3'-0" X 6'-8"	S.C.	
3	3'-0" X 6'-8"	H.C.	
4	2'-0" X 6'-8"	H.C.	
5	6'-0" X 6'-8"	H.C.	NOT USED
6	5'-0" X 6'-8"	H.C.	NOT USED
6	(2) 2'-0" X 6'-8"	H.C.	NOT USED

AREA FOOTAGE

1st. FLOOR PLAN	453 S.F.
2nd. FLOOR PLAN	1,040 S.F.
TOTAL A/C	1,493 S.F.
GARAGE	587 S.F.
TOTAL FOOTAGE	2,080 S.F.

LANE & ASSOCIATES, INC.
PROFESSIONAL CUSTOM HOME DESIGNERS
JESUS

GARAGE

XXXXX
1111 JESUS
FORT WORTH, TEXAS 76119

DATE
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REVISIONS

JOB NO.
HILL-GAR-1
SHEET NO.

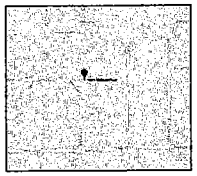
A2

HILL-GAR-1

O'NEAL
1221 MELISSA DRIVE
KELLER. TX. 76262

PERMIT SET

VICINITY MAP: NOT TO SCALE



GENERAL NOTES:

1. ALL CONSTRUCTION WITHIN THE STATE RIGHT OF WAY WILL REQUIRE COMPLIANCE TO TxDOT STANDARD SPECIFICATIONS, STANDARD PLANS, TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, MARCH 1, 1993, AND SPECIFICATION ITEMS LISTED AND DATED AS FOLLOWS SHALL GOVERN ON THIS PROJECT. FOR ALL WORK WITHIN THE STATE RIGHT OF WAY.

DRAWING SYMBOLS:

ENTRY	ROOM NAME
101	ROOM NUMBER
D1	DOOR MARK
W1	WINDOW MARK
1	DRAWING NOTE
	REVISION CLOUD
	-
	-

PROJECT DATA:

STORIES	BUILDING	FLOOR AREA	CONSTRUCTION TYPE	SPRINKLER SYSTEM	OCCUPANT LOAD
2- STORY	SECOND STORY ADDITION	1927 SQUARE FEET	--	--	--

INDEX OF DRAWINGS:

ARCHITECTURAL

A-0	COVER SHEET
A-1	GENERAL NOTES
A-2	SITE PLAN
A-3	EXISTING FLOOR PLAN
A-3.1	PROPOSED FLOOR PLAN
A-3.2	DEMO PLAN
A-4	ROOF PLAN
A-5	FRONT ELEVATIONS
A-6	SIDE ELEVATIONS
A-7	ELECTRICAL PLAN

CIVIL

C1	-
C2	-
C3	-
C4	-
C5	-

LANDSCAPE

L1	LANDSCAPE PLAN
L2	LANDSCAPE SPECIFICATIONS
L3	IRRIGATION PLAN
L4	LANDSCAPE DETAILS
L5	-

STRUCTURAL

S-1	GENERAL NOTES
S-2	FOUNDATION PLAN
S-3	-
S-4	-

MEP

M1	-
M2	-
M3	-
E-1	ELECTRICAL PLAN
E2	-
E3	-
E4	-
E5	-
P1	-
P2	-
P3	-

SUBMITTALS

THE FOLLOWING SUBMITTALS AS A MINIMUM ARE TO BE SUBMITTED TIMEOUSLY:

1. ROOF TRUSS DESIGN
2. PLUMBING FIXTURES
3. ELECTRICAL PANELS AND GEAR
4. LIGHT FIXTURES
5. ROOF TOP AC UNITS, CURBS & DIFFUSERS
6. WALL WEATHERIZATION SYSTEMS & ROOFING INSTALLATION SYSTEMS
7. DOORS & HARDWARE
8. STORE FRONTS
9. RESTROOM ACCESSORIES
10. FPR, TILE & LAMINATE SAMPLES
11. BRICK, STONE & MORTAR SAMPLES
12. MILLWORK
13. LOT LIGHTING

CONTRACTOR TO REVIEW AND STAMP AS HAVING BEEN REVIEWD AND IN COMPLIANCE WITH SPECIFICATIONS. SUBMITTALS WILL BE RETURNED WITHOUT THE REVIEW STAMP AND SIGNATURE FROM THE GENERAL CONTRACTOR. PROVIDE AND OR COURIER 2 SUBMITTALS TO THE ARCHITECT FOR ALL ITEMS, 2 COPIES OF ITEMS 2, 3, 4, 5 & 13 TO THE MEP ENGINEER AND 2 COPIES OF ITEM 1 TO THE STRUCTURAL ENGINEER.

CODES AND STANDARDS:

1. THE FOLLOWING CRITERIA HAS BEEN USED IN THE PREPARATION OF THESE DOCUMENTS. 2012 INTERNATIONAL RESIDENTIAL CODE, 2012 INTERNATIONAL BUILDING CODE, & 2015 IECC
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES. PROJECT INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING LIST:

BUILDING CODE:	2012 INT. BUILDING CODE
RESIDENTIAL CODE:	2012 INT. RESIDENTIAL CODE
MECHANICAL CODE:	2012 INT. MECHANICAL CODE
ELECTRICAL CODE:	2014 NATIONAL ELECTRIC CODE (NEC)
PLUMBING CODE:	2012 INT. PLUMBING CODE
ENERGY CODE:	2015 INT. ENERGY CONSERVATION CODE
FIRE CODE:	2012 INT. FIRE CODE
GAS FUEL CODE:	2012 INT. FUEL GAS CODE

GENERAL NOTES:

1. THESE NOTES SHALL APPLY UNLESS OTHERWISE INDICATED BY DRAWINGS OR SPECIFICATIONS.
2. ALL WORK INCLUDING CIVIL, MECHANICAL, PLUMBING & ELECTRICAL SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE & LOCAL CODE REQUIREMENTS, AND IN ACCORDANCE WITH ACCEPTED CONSTRUCTION INDUSTRY STANDARDS.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL APPLICABLE PERMITS, INSPECTIONS AND APPROVALS, INCLUDING THOSE RELATED TO BUILDING AND CONTRACTOR SIGNAGE.
4. PRIOR TO TURNING BUILDING OVER TO OWNER, REPAIR OR REPLACE ALL MATERIALS, GLASS, OR ASSEMBLIES DAMAGED OR BROKEN DURING CONSTRUCTION.
5. SMOKE DETECTORS SHALL BE HARDWIRED INTO AN AC ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH BATTERY BACK-UP. SMOKE DETECTORS SHALL BE TESTED FOR COMPLIANCE UPON COMPLETION OF WORK.
6. AT ALL RATED WALLS, FLOORS AND RATED CEILINGS, ALL PLUMBING, ELECTRICAL & HVAC PENETRATIONS SHALL BE SEALED WITH APPROVED FIRESTOPPING MATERIAL.
7. SEAL ALL PENETRATIONS THRU FLOOR DECK.
8. FRAMER SHALL PROVIDE IN-WALL BLOCKING AS REQUIRED AT TOILET ACCESSORIES.

ABBREVIATIONS:

<	ANGLE	EQUIP.	EQUIPMENT	MIN.	MINIMUM	SYM.	SYMMETRICAL
@	AT	EXIST.	EXISTING	MISC.	MISCELLANEOUS	TRD.	TREAD
C	CENTERLINE	EXT.	EXTERIOR	M.O.	MASONRY OPENING	T.C.	TOP OF CURB
#	NUMBER	F.D.	FLOOR DRAIN	MNT.	MOUNT	TELE.	TELEPHONE
		F.E.	FIRE EXTINGUISHER	MTD.	MOUNTED	T&G	TONGUE & GROOVE
ACOUST.	ACOUSTICAL	FIN.	FINISH	N.	NORTH	THK.	THICK
A.D.	AREA DRAIN	FL.	FLOOR	N.I.C.	NOT IN CONTACT	T.P.	TOP OF PAVEMENT
ADJ	ADJUSTABLE	FLASH.	FLASHING	NO.	NUMBER	T.V.	TELEVISION
A.F.F.	ABOVE FLOOR FINISH	FLUOR.	FLUORESCENT	NOM.	NOMINAL	T.W.	TOP OF WALL
AGG.	AGGREGATE	F.O.C.	FACE OF CONCRETE	N.T.S.	NOT TO SCALE	TYP.	TYPICAL
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	O.C.	ON CENTER	UNF.	UNFINISHED
APPROX.	APPROXIMATELY	F.P.	FREEZE PROOF	O.D.	OUTSIDE DIAMETER	U.N.O.	UNLESS NOTED OTHERWISE
BD.	BOARD	FT.	FOOT OR FEET	OPH.	OPPOSITE HAND	VERT.	VERTICAL
BLDG.	BUILDING	FURR.	FURRING	OPP.	OPPOSITE	VEST.	VESTIBULE
B.	BOTTOM	GA.	GAUGE	PL.	PLATE	W.	WEST
C.J.	CONTROL JOINT	GALV.	GALVANIZED	PLAS.	PLASTIC	W/	WITH
CER.	CERAMIC	G.B.	GRAB BAR	PLYWD.	PLYWOOD	W.C.	WATER CLOSET
CLG.	CEILING	GYP.	GYPSUM	PR.	PAIR	WD.	WOOD
CKT.	CIRCUIT	H.B.	HOSE BIBB	R.	RADIUS	W/O	WITHOUT
CLO.	CLOSET	H.C.	HOLLOW CORE	R.D.	ROOF DRAIN	WP.	WATERPROOF
CLR.	CLEAR	HDWR.	HARDWARE	REF.	REFERENCE	WSCT.	WAINSCOT
COL.	COLUMN	H.M.	HOLLOW METAL	REFR.	REFRIGERATOR	WT.	WEIGHT
CONSTR.	CONSTRUCTION	HORIZ.	HORIZONTAL	REINF.	REINFORCING		
CONT.	CONTINUOUS	HGT.	HEIGHT	REQ.	REQUIRED		
CTR.	CENTER	I.D.	INSIDE DIAMETER	RESIL.	RESILIENT		
DBL.	DOUBLE	INSUL.	INSULATION	RM.	ROOM		
DTL.	DETAIL	INT.	INTERIOR	R.O.	ROUGH OPENING		
DIA.	DIAMETER	JT.	JOINT	S.	SOUTH		
DIM.	DIMENSION	KIT.	KITCHEN	S.C.	SOLID CORE		
DN.	DOWN	LAM.	LAMINATE	SCHED.	SCHEDULE		
D.S.	DOWNSPOUT	LAV.	LAVATORY	SECT.	SECTION		
DWR.	DRAWER	LKR.	LOCKER	SHT.	SHEET		
DWG.	DRAWING	LT.	LIGHT	SHWR.	SHOWER		
E.	EAST	LTG.	LIGHTING	SIM.	SIMILAR		
EA.	EACH	M.V.D.	MANUAL VOLUME DIAMETER	SPEC.	SPECIFICATIONS		
E.J.	EXPANSION JOINT	MAX.	MAXIMUM	SQ.	SQUARE		
ELEV.	ELEVATION	MECH.	MECHANICAL	STD.	STANDARD		
ELEC.	ELECTRICAL	MEMB.	MEMBRANE	STL.	STEEL		
E.P.	ELECTRICAL PANELBOARD	MTL.	METAL	STOR.	STORAGE		
EQ.	EQUAL	MFR.	MANUFACTURER	SUSP.	SUSPEND		

DRAWN BY: CG
REVIEWED BY: CH

Revision Table			
Number	Date	Revised By	Description
1	05.12.17	C. Gonzales	Deed Approval
2	05.16.17	C. Gonzales	City Permit

O'NEAL
1221 MELISSA DRIVE
KELLER, TX. 76262

DATE:
0.16.17

SCALE:
AS INDICATED

SHEET:
A-0

GENERAL NOTES:

THE GENERAL CONTRACTOR SHALL CAREFULLY REVIEW AND STUDY THE CONSTRUCTION DRAWINGS, MEPS, AND ANY CIVIL, STRUCTURAL, CONSULTANT, AND/OR VENDOR'S DRAWINGS. THE GC SHALL NOTIFY HILL DESIGN BUILD IMMEDIATELY OF ANY DISCREPANCIES, OMISSIONS, OR INCONSISTENCIES. NO PORTION OF THE WORK, INCLUDING DEMOLITION, ORDERING OF MATERIALS, AND/OR CONSTRUCTION, SHALL BE PERFORMED WITHOUT THE SUBSEQUENT APPROVED SET OF CONSTRUCTION DRAWINGS, AND ANY APPLICABLE ENGINEERING, SHOP DRAWINGS, MANUFACTURER'S SPECIFICATIONS AND/OR SAMPLES.

**PLANS REFERENCE THE 2012 RESIDENTIAL CODES, 2014 NEC AND 2015 IECC

ALL WORK SHALL COMPLY WITH THE MOST CURRENT VERSION OF ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS PER THE JURISDICTION OF ALL APPLICABLE GOVERNING PUBLIC AUTHORITIES.

ALL NEW CONSTRUCTION, DEMOLITION, AND ALTERATIONS ARE REQUIRED TO COMPLY WITH THE MOST CURRENT CODE, AMENDMENTS, AND STANDARDS OF THE AMERICAN DISABILITIES ACT SUCH AS TEXAS ACCESSIBILITY STANDARDS, LOCAL ORDINANCES, AND THE LIKE STANDARDS PER THE JURISDICTION OF ALL APPLICABLE GOVERNING AUTHORITIES.

THE GC SHALL BE RESPONSIBLE FOR OBTAINING AND ADHERING TO THE MOST CURRENT RULES AND POLICIES AS PROVIDED BY THE BUILDING OWNERSHIP AND/OR REPRESENTATIVE PERTAINING TO THE BUILDING AND PROPOSED WORK THEREIN, INCLUDING, BUT NOT LIMITED TO BUILDING STANDARDS, CONSTRUCTION POLICIES, ETC.

THE GC SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY ALL GOVERNING PUBLIC AUTHORITIES IN A TIMELY MANNER.

ACCORDING TO STATE LAW NO DEMOLITION OR CONSTRUCTION OF ANY ASBESTOS CONTAINING MATERIALS MAY COMMENCE ON THE WORK SITE PRIOR TO A CERTIFIED ASBESTOS SAMPLING IS CONDUCTED OR THE LANDLORD PRODECES CERTIFICATION OF ASBESTOS TESTING. THE GC SHALL COORDINATE WITH THE BUILDING OWNER REGARDING ASBESTOS TESTING AS REQUIRED.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OWN WASTE AND RUBBISH DISPOSAL AND RECYCLING UNLESS OTHERWISE PROVIDED BY ACCORDANCE WITH BUILDING POLICIES. IN JURISDICTIONS WITH RECYCLING PROGRAMS, THE GC SHALL BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE ORDINANCES.

THE GC SHALL EXERCISE STRICT DUST CONTROL OVER THE JOB TO PREVENT ANY DIRT, DUST, OR DEBRIS FROM AFFECTING THE JOB SITE. THE GC SHALL PREVENT THE SPREAD OF DUST, SMOKE, FUMES, AD DEBRIS TO OTHER PARTS OF THE BUILDING. THE GC SHALL PROVIDE AND MAINTAIN TEMPORARY DUSTPROOF PARTITIONS AS REQUIRED AND REMOVE AND REPAIR ANY DAMAGED SURFACES ASSOCIATED WITH TEMPORARY PARTITIONS UPON COMPLETION.

DURING THE ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION, ALL REQUIRED EXITS, WAY OF APPROACH THERETO, AND PATH OF TRAVEL SHALL BE CONTINUOUSLY UPHELD FROM ANY OBSTRUCTIONS. ALL EXIT LIGHTING, FIRE PROTECTIVE DEVICES, SYSTEMS, AND ALARMS SHALL BE AMINTAINED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

THE GC SHALL PROVIDE FINAL CLEANING OF ALL SPACES AND SURFACES INCLUDING BUT NOT EXCLUSIVE TO GLASS AND CEILING.

EXISTING ITEMS THAT WILL REMAIN OR BE RELOCATED SHALL BE CAREFULLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION AND CLEANED, PATCHED, AND REPAIRED AS PART OF THE SCOPE OF THIS PROJECT. THE GC SHALL BE HELD LIABLE FOR ALL DAMAGES TO THE PROPERTY AND ALL EXISTING TO REMAIN ELEMENTS. ANY DAMAGES SHALL BE REPORTED TO PROPERTY MANAGER. THE GC SHALL BE RESPONSIBLE FOR RETURNING ITEMS TO THEIR ORIGINAL CONDITION.

ALL EXISTING ITEMS NOT BEING REMOVED SHALL BE REFURBISHED WHERE REQUIRED, ANY LOOSE ITEMS TIGHTENED, ANY MISSING PARTS REPLACED, AND ANY DAMAGE REPAIRED BY THE GC.

PROVIDE NON-COMBUSTIBLE WOOD BLOCKING IN WALLS FOR CABINETS, SHELVING, AND OTHER BUILT-INS. THE GC SHALL BE RESPONSIBLE FOR THE INTEGRITY OF SUPPORT MEMBERS.

MILLWORK SUB-CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL TO CONSTRUCTION MANAGER AND HILL DESIGN BUILD PRIOR TO COMMENCEMENT OF WORK.

MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE W/ TENANT AND LANDLORD TO ENSURE SECURITY.

WHERE TEMPERED GLASS IS USED, GLASS SHALL BE INSTALLED WITHOUT TONG MARKS OR MANUFACTURER'S LABELS EXPOSED AND FILE THE REQUIRED CERTIFICATES WITH THE PROPERTY MANAGER.

FIRE/ LIFE SAFETY:

PROVIDE 24 HOUR EXIT ILLUMINATION PER LOCAL FIRE AND BUILDING CODES.

UPGRADE ALL EXISTING EXIT SIGNS TO NEW CODE COMPLIANT BATTERY BACKUP FIXTURES AS REQUIRED.

GC TO PROVIDE FIRE PROTECTION SYSTEM PER BUILDING STANDARDS. EXACT REQUIREMENTS TO BE DETERMINDED BY GC'S FIRE/LIFE SAFETY SUB CONTRACTOR UNLESS SPECIFIED OTHERWISE BY BUILDING OWNERSHIP. ALL NEW, EXISTING OR RELOCATED EXIT SIGNS, FIRE EXTINGUISHERS, SPRINKLERS, ADA COMPLIANT STROBES, ETC. SHALL COMPLY WITH ALL APPLICABLE FIRE CODES, BUILDING CODES, AND ADA/TAS REQUIREMENTS.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIRE STOPPING ALL NEW AND EXISTING FIRE RATED PARTITIONS AND ALL PENETRATIONS THROUGH FIRE RATED AREAS INCLUDING SLABS. ALL PENETRATIONS SHALL BE PROVIDED WITH APPROVED FIRE RATED DEVICES AND SEALED WITH FIRESTOP MATERIAL.

GENERAL CONTRACTOR SHALL MAINTAIN AND PRESERVE THE INTEGRITY OF ANY EXISTING FIRE-RATED ENCLOSURE(S).

DEMOLITION:

IN AREAS WHERE DEMOLITION CAUSES UNEVENNESS IN SLAB, GENERAL CONTRACTOR SHALL PATCH SLAB TO ACHIEVE LEVEL SURFACE READY TO RECEIVE NEW FINISHES.

THE GENERAL CONTRACTOR SHALL REMOVE THE SOURCE CAP AND FLUSH OFF BEHIND THE FINISHED SURFACES PROJECTING PLUMBING, ELECTRICAL/ TELEPHONE OUTLETS AND ALL OTHER PROJECTING ITEMS BEING ABANDONED UNLESS NOTED OTHERWISE. FIRE RATING SHALL BE MAINTAINED.

ALL UNUSED WIRING AND CABLING SHALL BE REMOVED FROM WALLS AND ABOVE CEILING.

WHERE EXISTING OUTLETS AND SWITCHES ARE REMOVED, THE CONTRACTOR SHALL PATCH AND REPAIR WALL SURFACE AND FINISH AS SPECIFIED. BLANK PLATES SHALL NOT BE USED UNLESS OTHERWISE NOTED.

REMOVE ABANDONED HVAC EQUIPMENT AND DUCT WORK.

KEEP ALL EXISTING FLOOR COVERINGS, WALLCOVERINGS, AND BASE UNLESS SPECIFIED TO CHANGE.

IF DEMOLITION IS PERFORMED IN EXCESS OF THAT WHICH IS REQUIRED THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF EFFECTED AREAS.

UTILITIES:

GC TO IMMEDIATELY NOTIFY BUILDING MANAGEMENT OF ANY INTERRUPTION OF UTILITIES TO OTHER TENANTS WITHIN BUILDING.

PRIOR TO CORE DRILLING OF SLAB, GC SHALL ENSURE FLOOR SHALL BE X-RAYED TO LOCATE POST-TENSION CABLES AS APPLICABLE. ANY DAMAGE TO SYSTEMS IN SLAB SHALL BE REPAIRED BY THE GC.

ELECTRICIAN TO VERIFY THAT ALL POWER SOURCES NOTES AS EXISTING ON ELECTRICAL PLAN TO BE IN GOOD WORKING ORDER. THE GC SHALL NOTIFY OWNERSHIP IMMEDIATELY IN WRITING IF THE EXISTING ELECTRICAL CIRCUITRY IS INADEQUATE OR REQUIRES ALTERATION.

ELECTRICIAN TO LABEL ELECTRICAL PANEL AND CIRCUIT NUMBERS ON ALL NEW AND EXISTING PLATES USING CLEAR TAPE WITH BLACK LETTERING.

ALL SWITCH PLATES, OUTLET COVERS, DEVICES ETC. SHALL MATCH IN COLOR AND STYLE (IN ACCORDANCE WITH BUILDING STANDARD WHERE APPLICABLE). WHERE EXISTING PLATES, COVERS, AND DEVICES ARE INCONSISTENT IN STYLE/ COLOR THE GC SHALL REPLACE PLATES AND COVERS TO PROVIDE UNIFORM LOOK THROUGHOUT SPACE WITHIN CONTRACT.

WALL OUTLETS AND SWITCHES SHOWN CLOSE TOGETHER SHALL BE INSTALLED MINIMAL DISTANCE APART; UNLESS NOTED OTHERWISE AND GANGED WHERE POSSIBLE.

DEDICATED OUTLETS SHALL BE COLOR CODED PER INDUSTRY STANDARDS.

UPON COMPLETION OF THE WORK, THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE BUILDING ENGINEER AND OWNER WITH AN "AS-BUILT" PLAN OF THE SUITE WITH THE CIRCUIT NUMBERS CLEARLY MARKED.

ALL EXISTING LIGHTING FIXTURES TO REMAIN OR BE RELOCATED SHALL BE REPAIRED AND CLEANED. LAMPS OR DEFECTIVE BALASTS SHALL BE REPLACED. THE GC SHALL ENSURE LAMP COLOR AND WATTAGE MATCHES THROUGHOUT AND REPLACE LAMPS AS REQUIRED.

PRIOR TO INSTALLATION OF CEILING TILES, THE GC SHALL ENSURE THAT THE ASSOCIATED CEILING GRID IS LEVEL ACCORDING TO SPECIFIED HEIGHT AND REPAIR AS REQUIRED. THE GC SHALL FILL ALL SCREW HOLES IN GRID AND REPLACE ANY DAMAGED TEES.

THE GC SHALL SUPPLY ALL RETURN AIR OPENINGS IN PARTITIONS TO DECK ABOVE CEILING TO MEET C.F.M. CALCULATIONS. ALL OPENINGS IN DEMISING WALLS TO HAVE FIRE DAMPERS AS REQUIRE PER CODE.

REMOVE UNUSED THERMOSTATS AND DELIVER TO BUILDING ENGINEER OR OWNER. PLUG ALL ABANDONED THERMOSTAT TUBING. ANY MISSING OR DAMAGED COVERS AND THERMOSTATS SHALL BE REPLACED BY THE GENERAL CONTRACTOR.

LABEL ALL VAV/FPB ABOVE CEILING GRID WITH BLACK LETTERING ON CLEAR TAPE.

IF ENGINEERED MECHANICAL PLANS ARE NOT PROVIDED, THE MECHANICAL CONTRACTOR SHALL REDESIGN AND RECONFIGURE EXISTING HVAC SYSTEM TO ACCOMMODATE NEW FLOOR PLAN. MECHANICAL SHOP DRAWINGS SHALL BE SUBMITTED TO OWNER FOR APPROVAL AND "AS-BUILT" DRAWINGS SHALL BE SUBMITTED UPON COMPLETION.

FINISH HVAC DIFFUSERS DRAPERY POCKETS AND SPEAKER GRILLES TO MATCH ADJACENT FINISH UNLESS NOTED OTHERWISE.

MATERIALS AND FINISHES:

THE GC SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING MATERIALS WHICH COMPLY WITH ALL APPLICABLE FIRE AND BUILDING CODES. ALL NEW MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S CURRENT PRINTED SPECIFICATIONS AND COMPLY WITH ALL REQUIREMENTS NECESSARY TO VALIDATE ALL APPLICABLE WARRANTIES.

ALL SUBSTRATE SURFACES SHALL BE SMOOTH, DRY, LEVEL AND PROPERLY PREPARED TO RECEIVE FINISHES PER MANUFACTURER'S INSTRUCTIONSA ND RECOMMENDATIONS FOR INSTALL ATIONS OR APPLICATIONS.

ALL GLUED-DOWN FLOORING SHALL BE ATTACHED USING ODOR-FREE ADHESIVE.

SUBMIT SAMPLES OF ALL SPECIFIED FINISHES, INCLUDING 12"X12" SAMPLES OF SELECTED PAINT FINISHES FOR CLIENT APPROVAL.

PATCH, REPAIR, AND FINISH EXISTING ADJACENT SURFACES AS NEEDED. TOUCH UP PAINTING SHOULD BE CORNER TO CORNER OR FRAME TO FRAME.

THE GC SHALL ENSURE ALL SURFACES TO RECEIVE FINISHES ARE CLEAN AND FREE OF IRREGULARITIES AND CORRECT SURFACES PRIOR TO INSTALLATION.

BUILDING STANDARDS:

WHERE BUILDING STANDARD IS SPECIFIED, MATCH EXISTING CONDITIONS EXCEPT WHERE NOTED OTHERWISE.

WHERE BUILDING STANDARDS ARE NOT CLEAR, VERIFY WITH PROPERTY MANAGER OR BUILDING ENGINEER PRIOR TO CONSTRUCTION.

IN BUILDINGS WITH LIGHTING RETROFIT PROGRAMS, VERIFY LIGHT FIXTURE SPEC AND LAMPS WITH PROPERTY MANAGER OR BUILDING ENGINEER.

DRAWN BY: LC
REVIEWED BY: CH

Revision Table

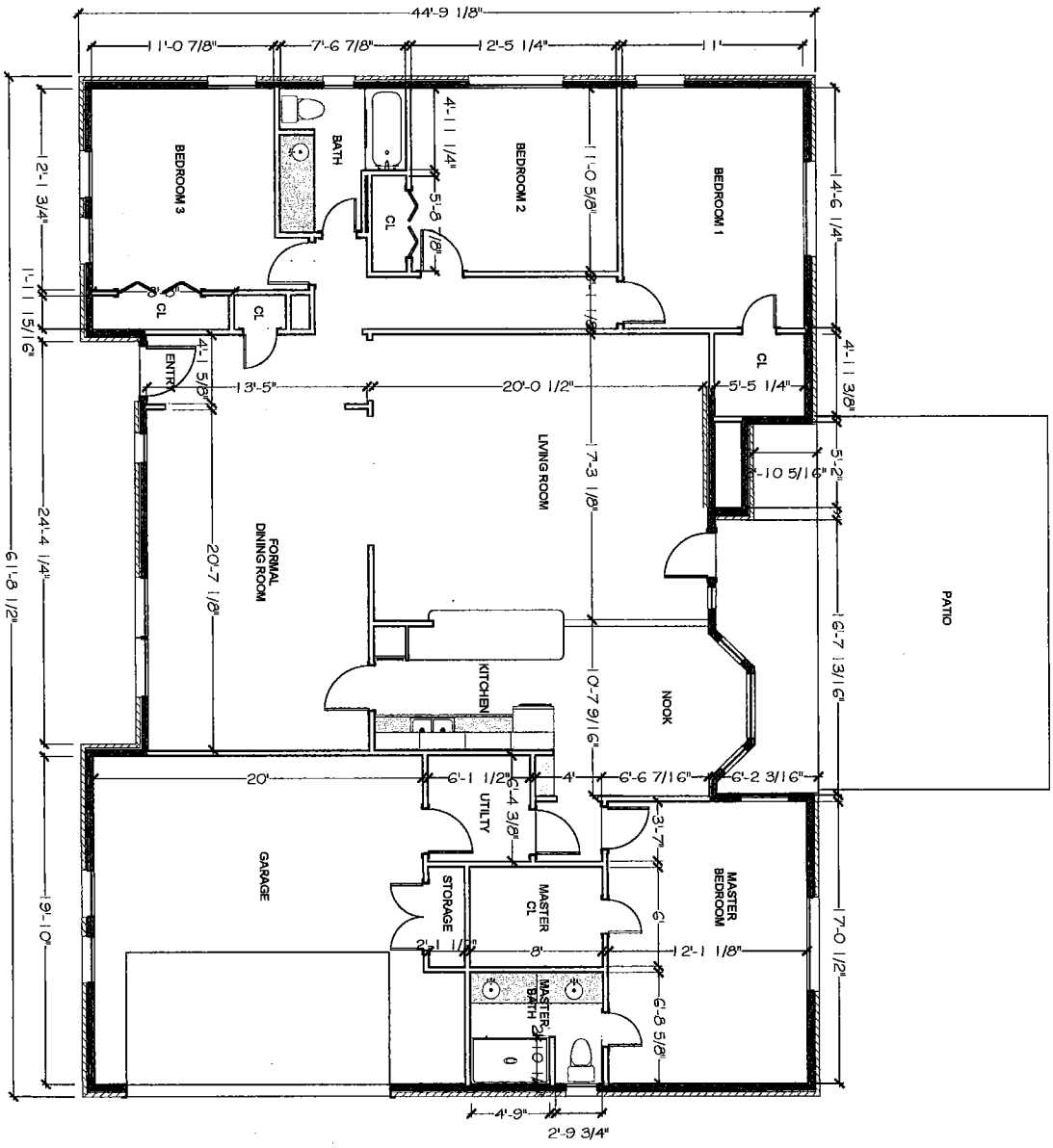
Number	Date	Revised By	Description
1			Client Approval
2			City Permit

O'NEAL
1221 MELISSA DRIVE
KELLER, TEXAS 76262

DATE: 10.16.17

SCALE: AS INDICATED

SHEET: A-1



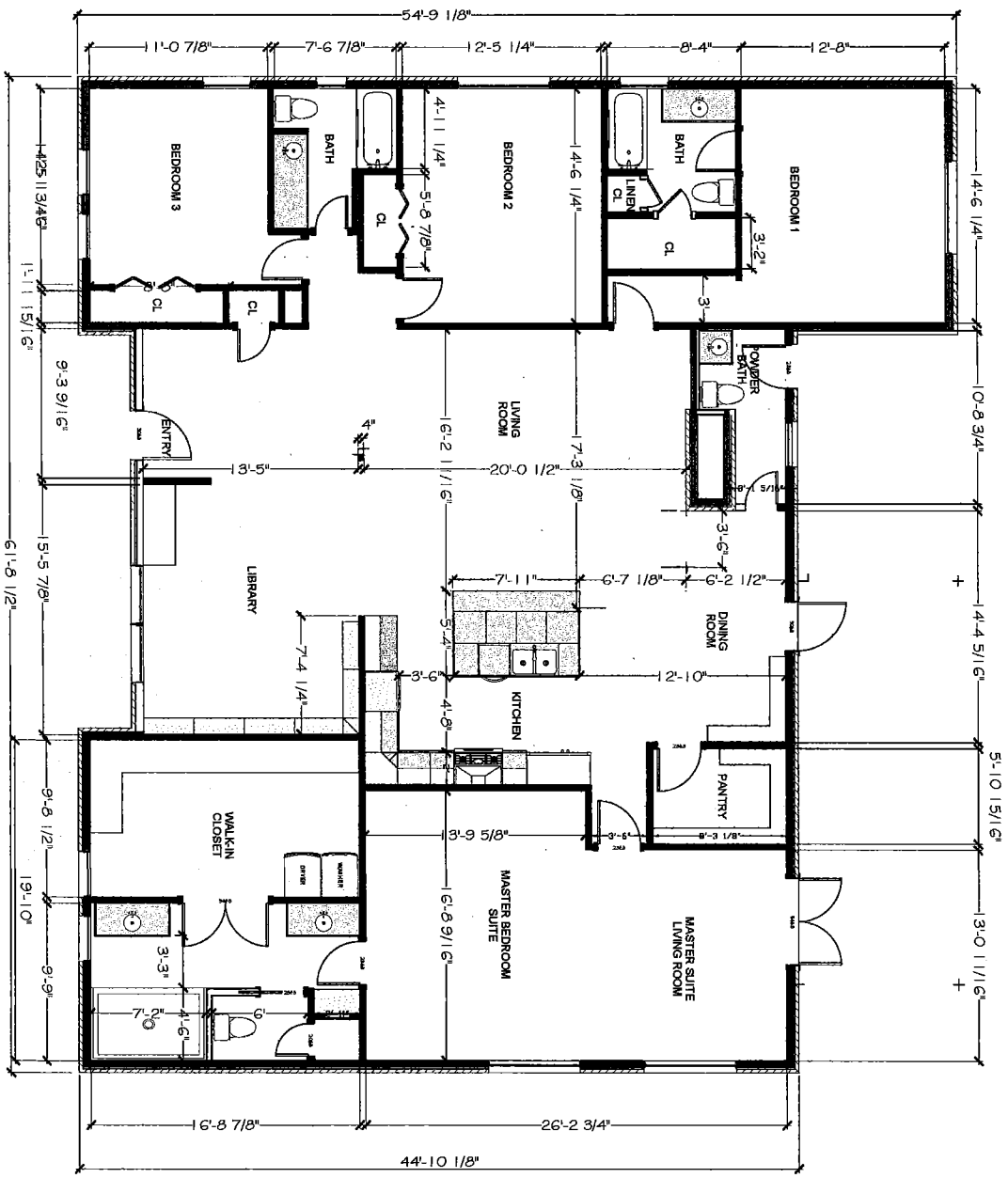
1 EXISTING FLOOR PLAN
A-4
SCALE: 1:40

A-3	SHEET:		SCALE: AS INDICATED	DATE: 10.16.17	OWNERSHIP OF INSTRUMENTS OF SERVICE AND COPYRIGHT: ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES, AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY HILLOB AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF HILLOB. HILLOB SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO. ANY PUBLIC COMMUNICATION OR DISTRIBUTION OF THIS DRAWING IS PROHIBITED WITHOUT THE WRITTEN AUTHORIZATION OF HILLOB.	O'NEAL 1221 MELISSA DRIVE KELLER, TX 76262	Revision Table Number | Date | Revised by | Description 1 | | L. Carson | Client Approval 2 | | | City Permit	DRAWN BY: LC REVIEWED BY: CH

1 PROPOSED FLOOR PLAN

SCALE: 1:40

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.



O'NEAL

1221 MELISSA DRIVE
KELLER, TX 76262

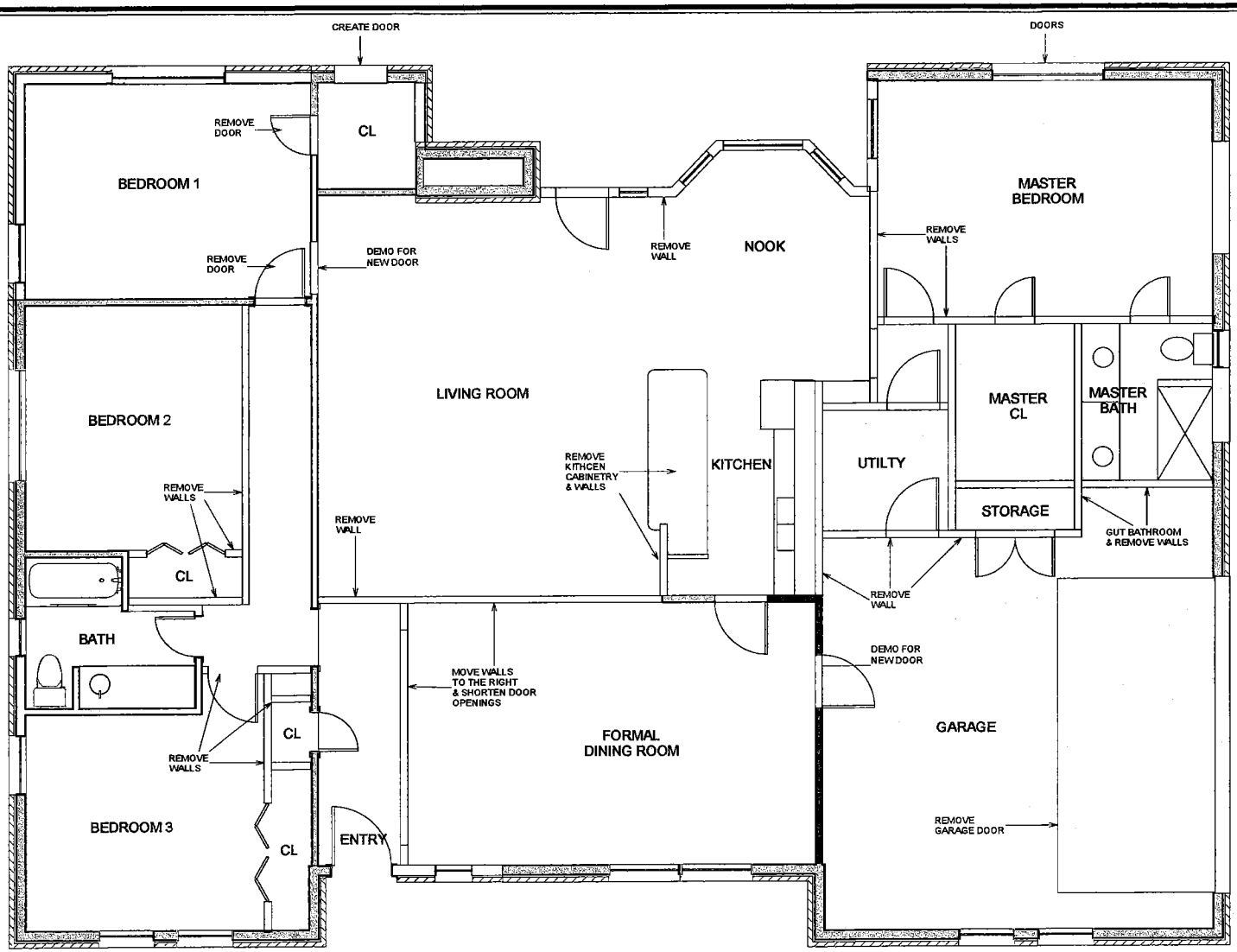
Revision Table			
Number	Date	Revised By	Description
1	10.16.17	L. Carson	Client Approval
2		L. Carson	City Permit
3		S.REZA	

DRAWN BY: LC
SUBMITTED BY: CL

SHEET: A-3.1

DATE: 8.15.18

SCALE: AS INDICATED



1 A-3.2 DEMO PLAN
SCALE: 1:30

DRAWN BY: LC
REVIEWED BY: CH

Number	Date	Revised By	Description
1	10.16.17	Carson	Client Approval
2		Carson	City Permit

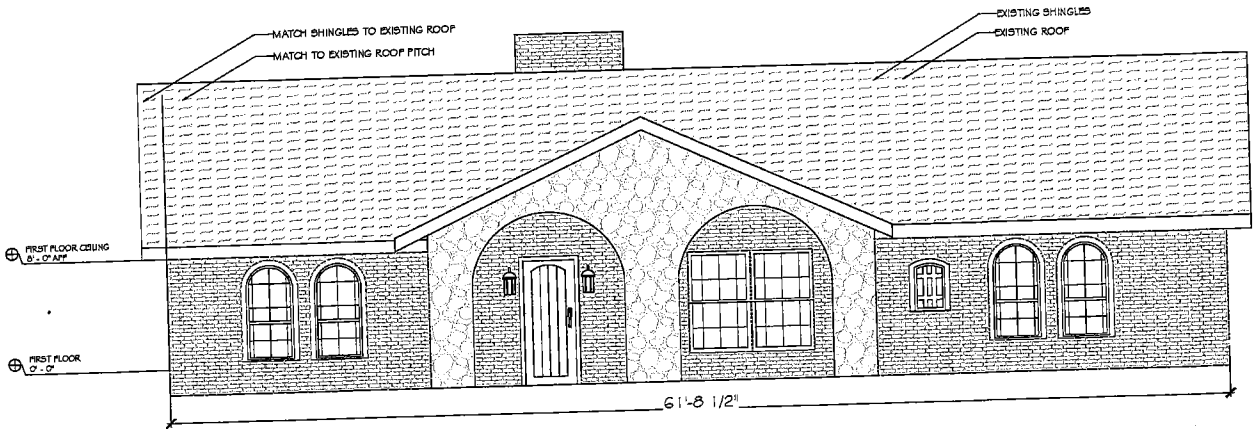
O'NEAL
1221 MELISSA DRIVE
KELLER, TX 76262

DATE: 10.16.17
SCALE: AS INDICATED
SHEET: A-3.2

ELECTRICAL LEGEND	
	220 VOLT OUTLET
	110 VOLT OUTLET
EXH	EXHAUST VENT
SD	SMOKE DETECTOR
	CEILING FAN WITH LIGHT KIT
	SURFACE MOUNTED CHANDELIER
	SURFACE MOUNTED PENDANT
	RECESSED LED FIXTURE
	CEILING MOUNTED FIXTURE
	WALL MOUNTED SCONCE - TO BE SELECTED BY OWNER
$	WALL SWITCH
	4' WHITE ACRYLIC SURFACE MOUNT FLUORESCENT LIGHT
	ELECTRICAL WIRING TO COMPLY WITH CURRENT CODE REQUIREMENTS
	UNDER COUNTER LIGHTING
	EXTERIOR FLOOD LIGHTS

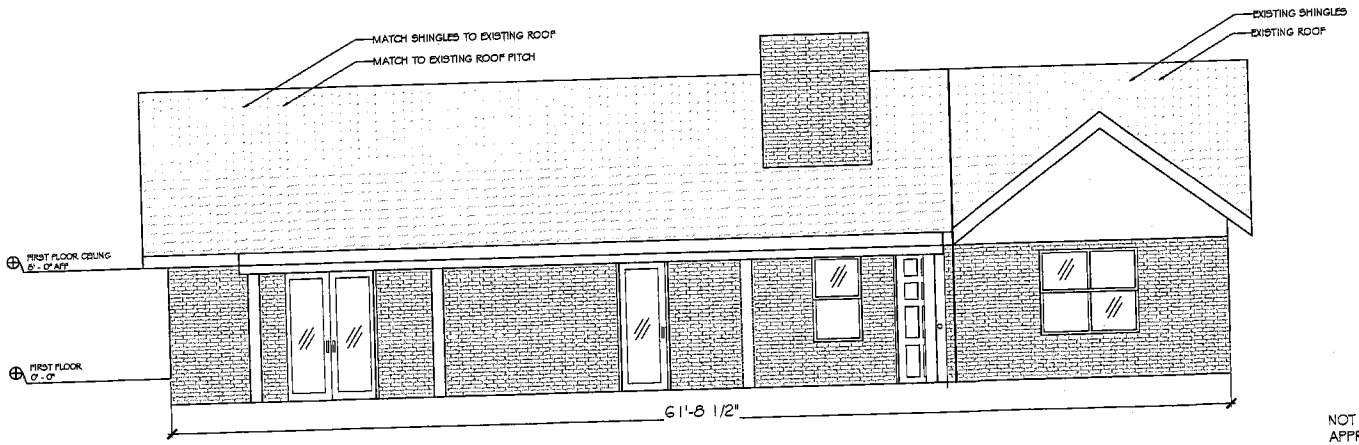
1 A3.2 ELECTRICAL
SCALE: 1:40

Revision Table			
Number	Date	Revised By	Description



1 A-4 FRONT ELEVATION
SCALE: 1:40

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.



2 A-4 BACK ELEVATION
SCALE: 1:40

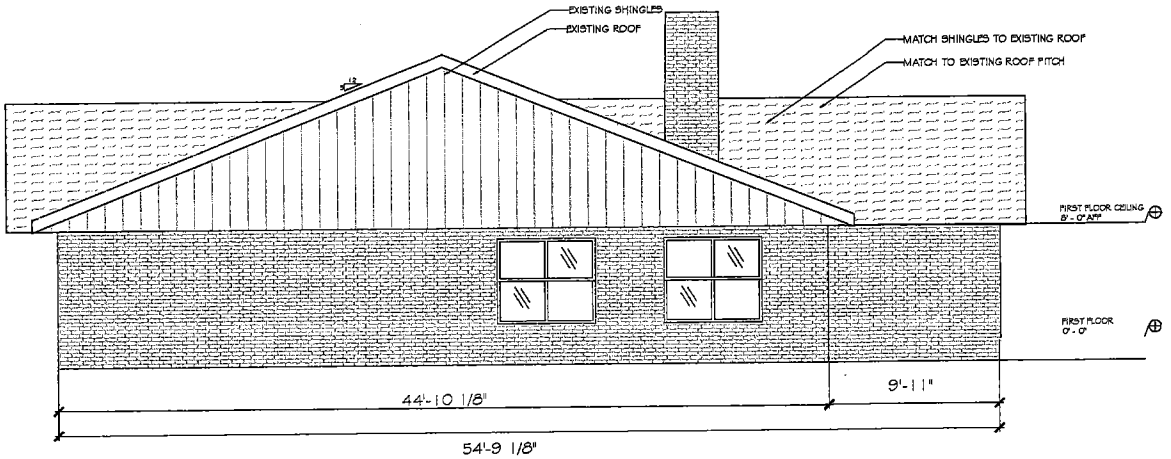
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

Number	Date	Revision Table Revision by	Description
1	10.16.17	Canada	Client Approval
2	8.22.18	S.SEA	City Permit

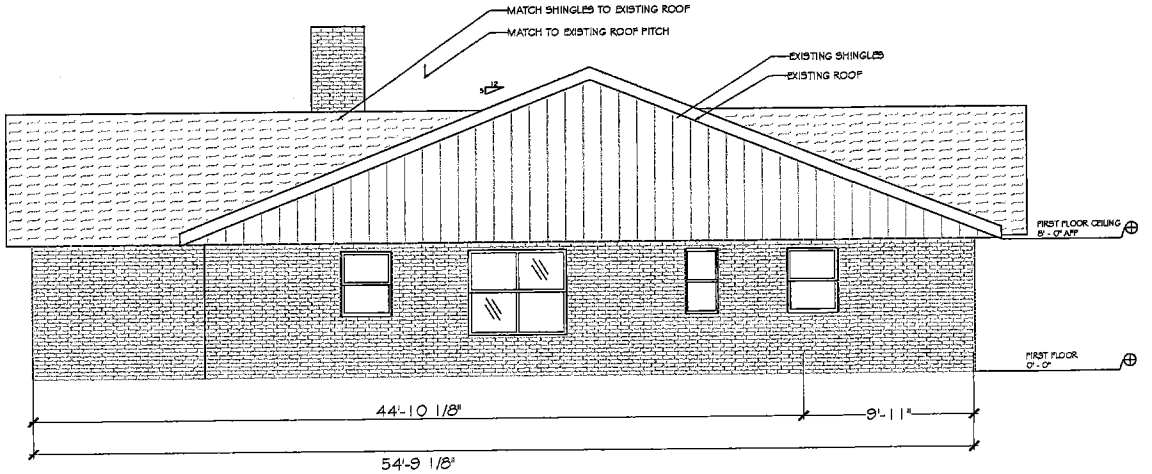
DRAWN BY:
REVIEWED BY:

O'NEAL

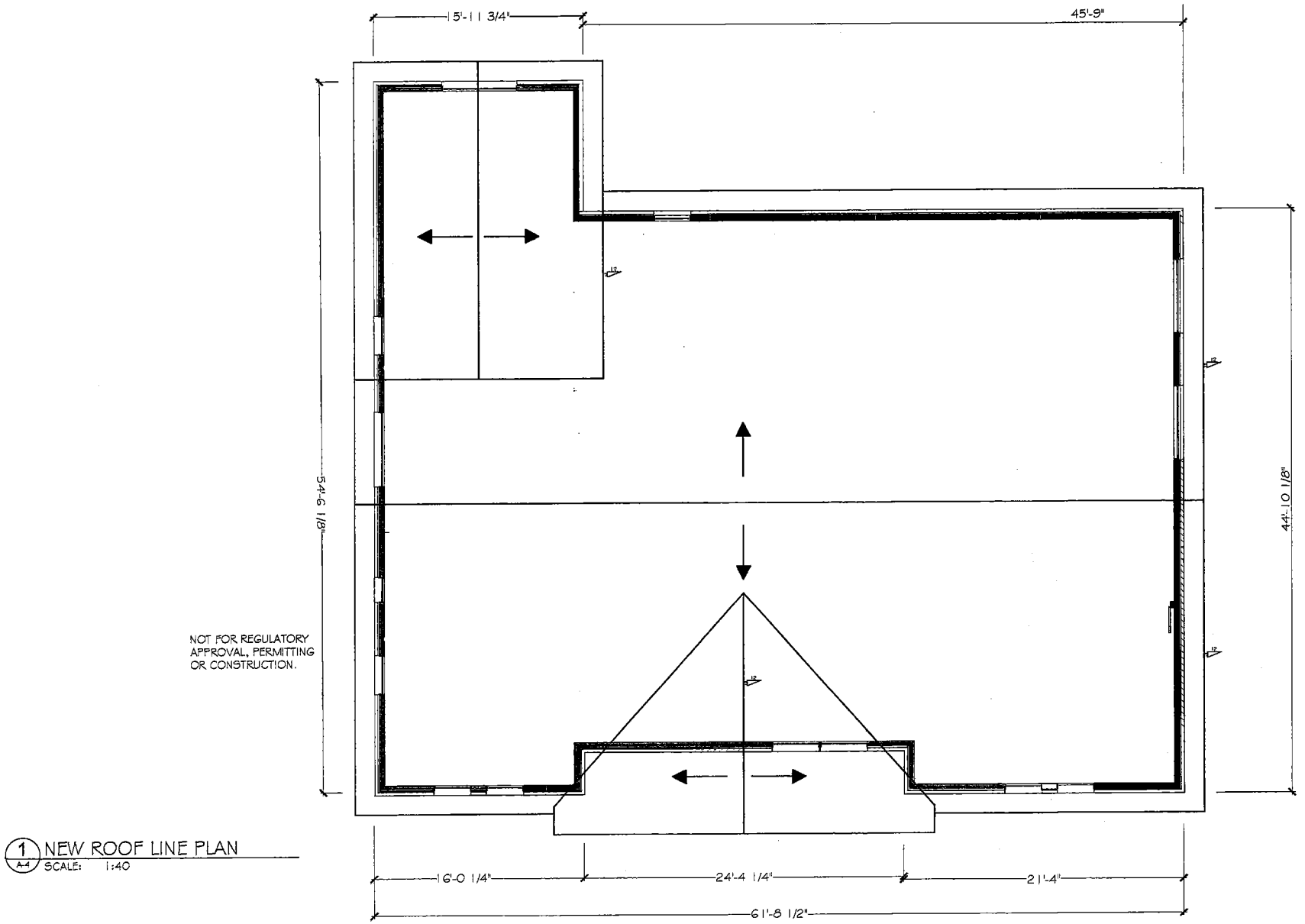
DATE
8.22.18
SCALE: AS INDICATED
SHEET
A-5



3 A-5.1 LEFT ELEVATION
SCALE: 1:40



4 A-5.1 RIGHT ELEVATION
SCALE: 1:40



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1 / A-4 NEW ROOF LINE PLAN
SCALE: 1:40