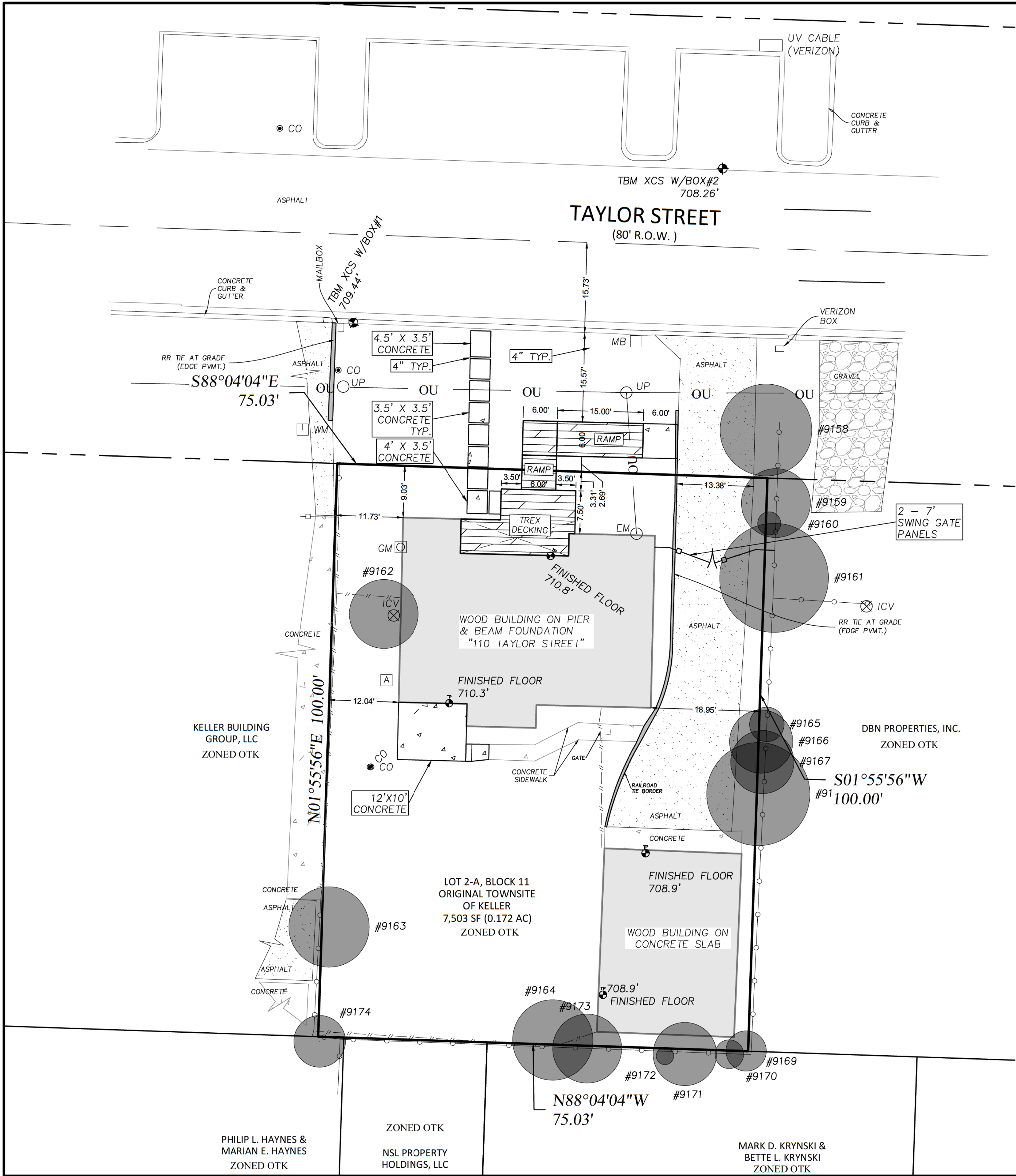


PROJECT HIGHLIGHTS:

1. THIS PROJECT IS TO IMPROVE THE FRONT AND BACK PORCH.
2. THE EXISTING PRIMARY STRUCTURE IS 1,319 SF. THE EXISTING OUTBUILDING/GARAGE IS 766 SF.
3. THE EXISTING DRIVEWAY IS ASPHALT.
4. NO NEW STRUCTURES.
5. NO NEW WATER SERVICES.
6. NO NEW SANITARY SEWER LATERALS.
7. NO OUTSIDE LIGHTING IMPROVEMENTS.
8. TRASH SERVICE WILL BE RESIDENTIAL CURB SIDE. - NO DUMPSTER.

SITE SUMMARY TABLE	
LOT SIZE	7,503 SF (0.172 AC)
EX. ZONING	OTK
PROP. ZONING	OTK
PROP. BLDG. USE	OFFICE/ PROF.
EX. PRIMARY STRUCTURE	1,319 SF 17.6%
EX. OUTBUILDING/GARAGE	466 SF 6.2%
PROP. BUILDINGS	0 SF 0.0%

IMPERVIOUS AREA TABLE			
LOT SIZE	7,503 SF	SF	
EXISTING			
EX. HOUSE	1,319	SF	17.6%
EX. GARAGE	766	SF	10.2%
EX. PATIO	15	SF	0.2%
EX. LEADWALK	88	SF	1.2%
EX. REAR WALKWAY	195	SF	2.6%
EX. DRIVEWAY	1,006	SF	13.4%
EX. PORCH	196	SF	2.6%
TOTAL IMPERVIOUS	3,585	SF	47.8%

PROPOSED			
EX. HOUSE	1,319	SF	17.6%
EX. GARAGE	766	SF	10.2%
EX. REAR WALKWAY	76	SF	1.0%
EX. DRIVEWAY	1,006	SF	13.4%
NEW LEADWALK	34	SF	0.5%
NEW PATIO	120	SF	1.6%
NEW REAR WALKWAY	11	SF	0.1%
NEW PORCH	206	SF	2.7%
TOTAL IMPERVIOUS	3,538	SF	47.2%

CHANGE (DECREASE)	(47)	SF	-0.6%
-------------------	------	----	-------

LOT DRAINAGE AREA SUMMARY	
RATIONAL METHOD Q=CIA	
LOT SIZE (A)	7,503 SF (0.172 AC)
TIME CON. (Tc)	10 MINUTES
I ₁₀₀ (i)	11.6 IN/HR
C	0.5
Q (CFS)	1.00

!!CAUTION!!
Contractor to Verify
Exact Location &
Depth of Exist
Facilities Prior to any
Construction Activities

CAUTION!!!
CONTACT: www.texas811.org for
UTILITY LOCATES PRIOR TO CONSTRUCTION
1-800-344-8377

NO.	DATE	REVISIONS	APP.

110 TAYLOR ST.
LOT 2-A, BLOCK 11; ORIGINAL TOWNSITE
OF KELLER
CITY OF KELLER, TARRANT CO., TX

SITE LAYOUT PLAN

J. S. Ground Engineering, LLC
4108 Dundee Court (817) 320-5330 ph.
Colleyville, Texas 76034
FIRM REGISTRATION NO. F-1276

SCALE: _____ DGN. BY: JSG
DATE: JULY 28, 2023 DWN. BY: WJW
JSGE NO. _____ DWG. NO. _____



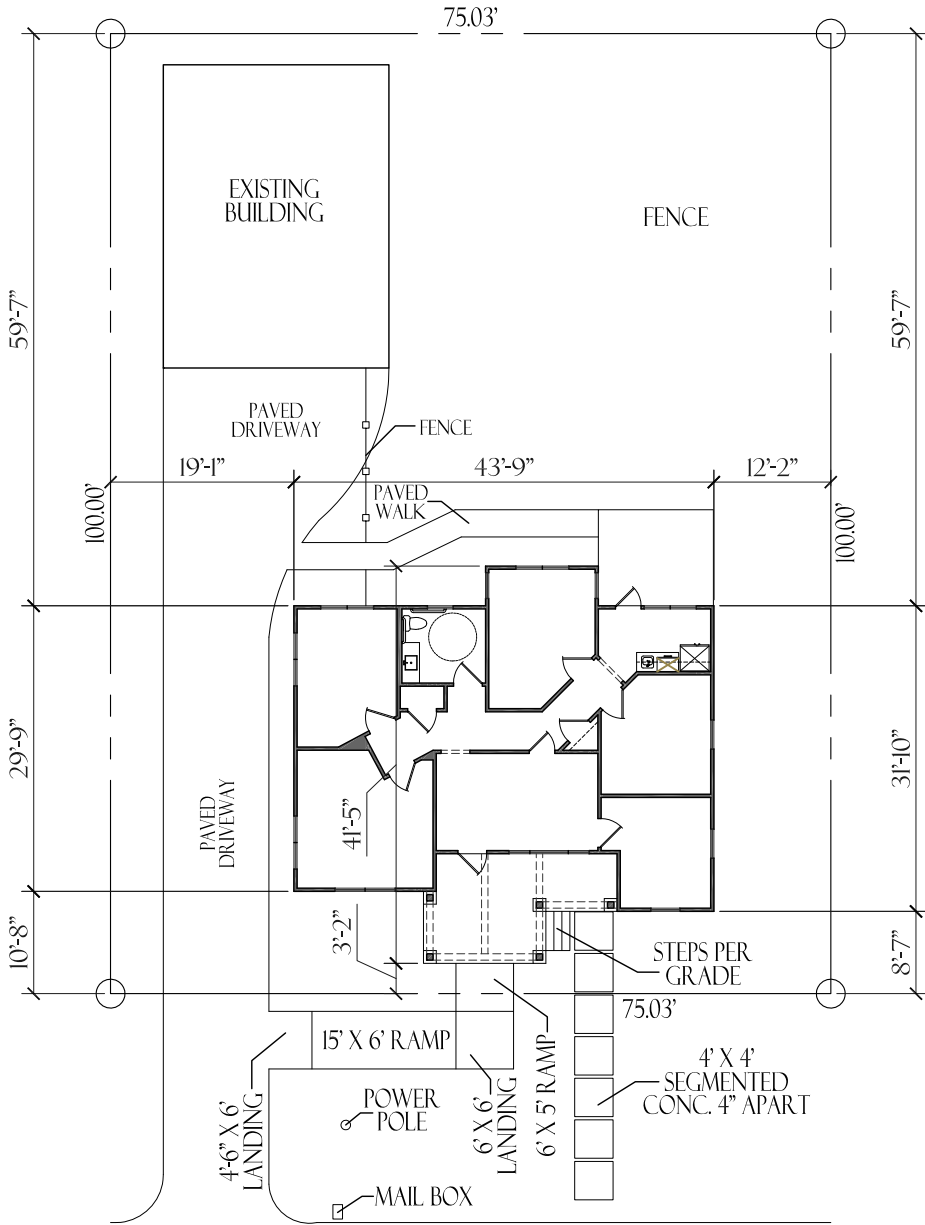
J. S. Ground Engineering, LLC

SHEET NO.

C2

7-28-23

PROPOSED SITE



110 TAYLOR STREET

PLANS BY:
GILBERT GUTIERREZ III
817-521-7216
GILBERTSDESIGNS@GMAIL.COM



SITE PLAN

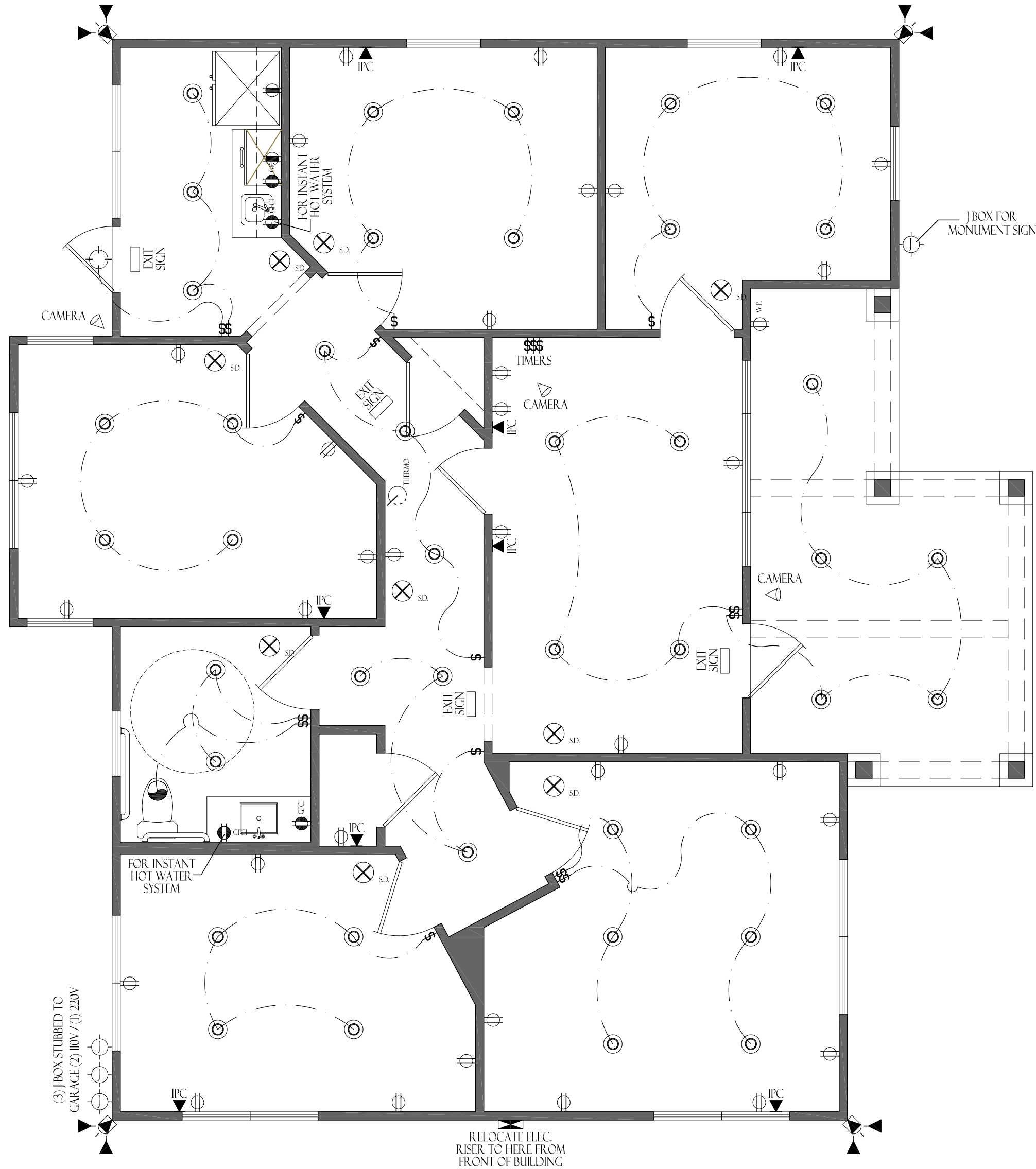
$$1'' = 20'-0''$$

KELLER, TEXAS

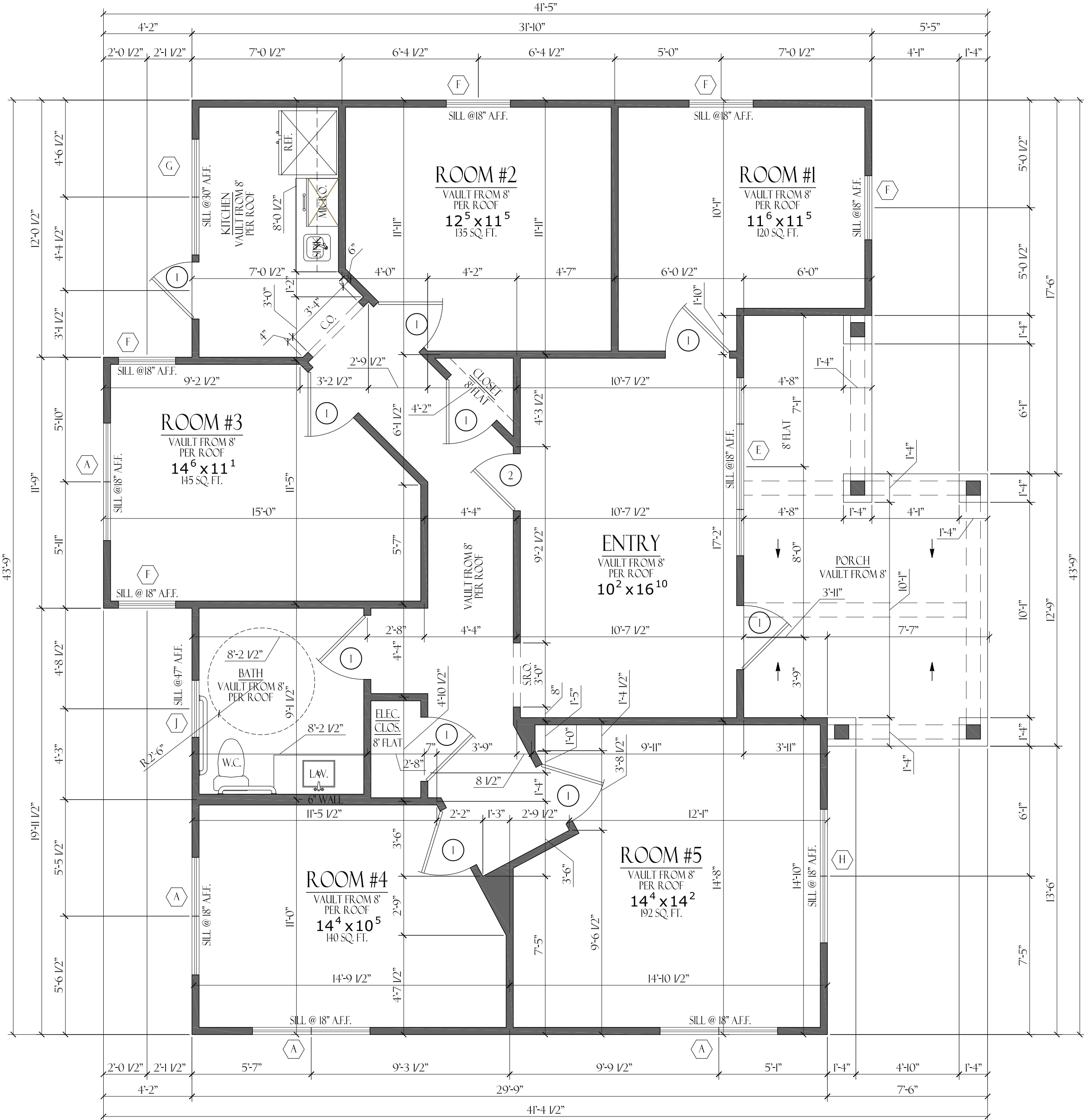
20037

* Contractor/Owner to verify and check all aspects of this site and plot plan prior to any construction

9-19-2023



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



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

- NOTES:
- 1) ALL DOORS, INTERIOR, AND EXTERIOR, TO BE 1 HOUR FIRE RATED.
 - 2) ALL SHEETROCK, WALLS AND CEILINGS, TO BE 5/8" FIRE RATED SHEETROCK.

DOOR SCHEDULE				
QTY.	MARK	SIZE	REMARK	
10	1	3' 6"	SC.	
1	2	2' 6"	SC.	
11	TOTAL NEW DOORS			
NOTE: WINDOW / DOOR CALL OUTS ON PLANS SUPERCEDES SCHEDULE. VERIFY PRIOR TO ANY CONSTRUCTION.				

WINDOW SCHEDULE				
QTY.	MARK	SIZE	REMARK	
4	A	5' 6"	TWIN (2) MLD. SH. DL.	
1	E	8' 6"	TRIPLE (3) MLD. FXD. DL.	
5	F	3' 5"	SH. DL.	
1	G	5' 4"	TWIN (2) MLD. FXD. DL.	
1	H	6' 5"	TWIN (2) MLD. SH. DL.	
1	I	8' 0"	FXD. DL.	
13	TOTAL NEW WINDOWS			

ELECTRICAL LEGEND			
	LIGHT FIXTURE		ONE SOCKET SWITCHED
	RECESSED CAN LIGHT		DEDICATED OUTLET
	MINI CAN LIGHT		AC POWER PLUG
	CONSTRUCTION LIGHT		CLING PLUG
	WALL SCONCE		PANEL BOX LOCATION
	EXHAUST FAN		GAS STUB
	EXHAUST FAN / LIGHT		HOUSE RIB
	OVER / UNDER CABINET LIGHT		SMOKE DETECTOR
	TRACK LIGHT		THERMOSTAT
	FLUORESCENT LIGHT		DOOR BELL CHIME
	CEILING FAN		DOOR BELL BUTTON
	SWITCHED FLOOD LIGHT		CONDENSOR
	MOTION FLOOD LIGHT		SATELLITE DISH
	SWITCH		ETHERNET DROP
	40 OUTLET		PHONE DROP
	220 OUTLET		CABLE DROP
	GROUND FAULT OUTLET		ALARM KEYPAD
	WEATHER PROOF OUTLET		SPEAKER LOCATION
	4 SOCKET OUTLET		UPLIGHT

EXISTING AREAS:	
APPROXIMATE LIVING	1,298 1/2
PORCH	115 1/2
APPROXIMATE TOTAL AREA	1,413 1/2

AREAS:	
APPROXIMATE LIVING	1,298 1/2
PORCH	185 1/2
APPROXIMATE TOTAL AREA	1,483 1/2

PLAN USE AGREEMENT
By using these plans builder / owner agrees to the following: These plans are the property of Gilbert Gutierrez, and are not to be reproduced, mass, or reused for construction without the written permission of Gilbert Gutierrez III. These plans are intended to provide the necessary construction information to build this structure. Builder / owner shall verify and check all aspects prior to any construction. Any jobite changes will void Designers liability. Designers liability not to exceed fee paid for plans.

DRAWN BY: G.G.III
DATE: 9-19-2023
CHECKED BY:
DATE:
FINAL REVIEW BY:
DATE:
CONSTRUCTION BY:
DATE:

NOTES:
1) Contractor shall verify all dimensions prior to beginning construction and shall notify the Designer of any discrepancies immediately.
2) Contractor shall follow all applicable state and local codes / ordinances.
3) All glazing within 2'-0" from jamb of ext. door shall be tempered.
4) Plumbing walls at commodes shall be 2x6 studs.
5) All doors on first floor shall be 8' - 0" tall unless noted otherwise.
6) Second floor doors shall be 6' - 8" tall.
7) Plans shall conform to the 2015 International Building Code, as well as all other applicable and / or governing codes.
8) G.G.III is responsible for notifying all subcontractors of changes or revisions to plans / construction drawings.
9) All second floor plate heights are based on 10" floor system. Actual plate heights may vary. Verify with builder / engineer.

110 TAYLOR STREET
KELLER, TEXAS

PLANS BY:
GILBERT GUTIERREZ III
817-521-7216
GILBERTSDSIGNSGMAIL.COM

JOB # :
20037
A-1

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DRAWN BY: G.G.III

DATE: 09-19-2023

CHECKED BY:

DATE:

FINAL REVIEW BY:

DATE:

CONSTRUCTION BY:

DATE:

NOTES:

1) Contractor shall verify all dimensions prior to beginning construction and shall notify the Designer of any discrepancies immediately.

2) Contractor shall follow all applicable state and local codes / ordinances.

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4) Plumbing walls at commodes shall be 2x6 studs.

5) All doors on first floor shall be 8' - 0" tall unless noted otherwise.

6) Second floor doors shall be 6' - 8" min.

7) All roof penetrations shall be on a side or rear face of the roof.

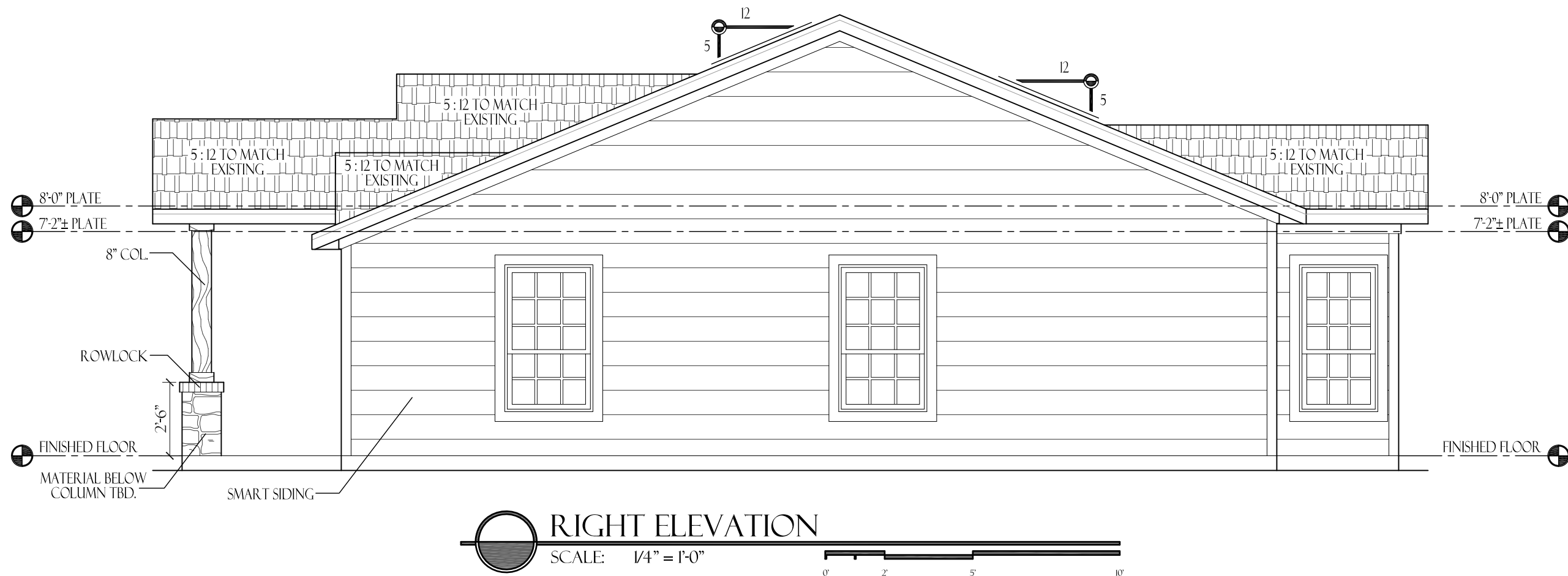
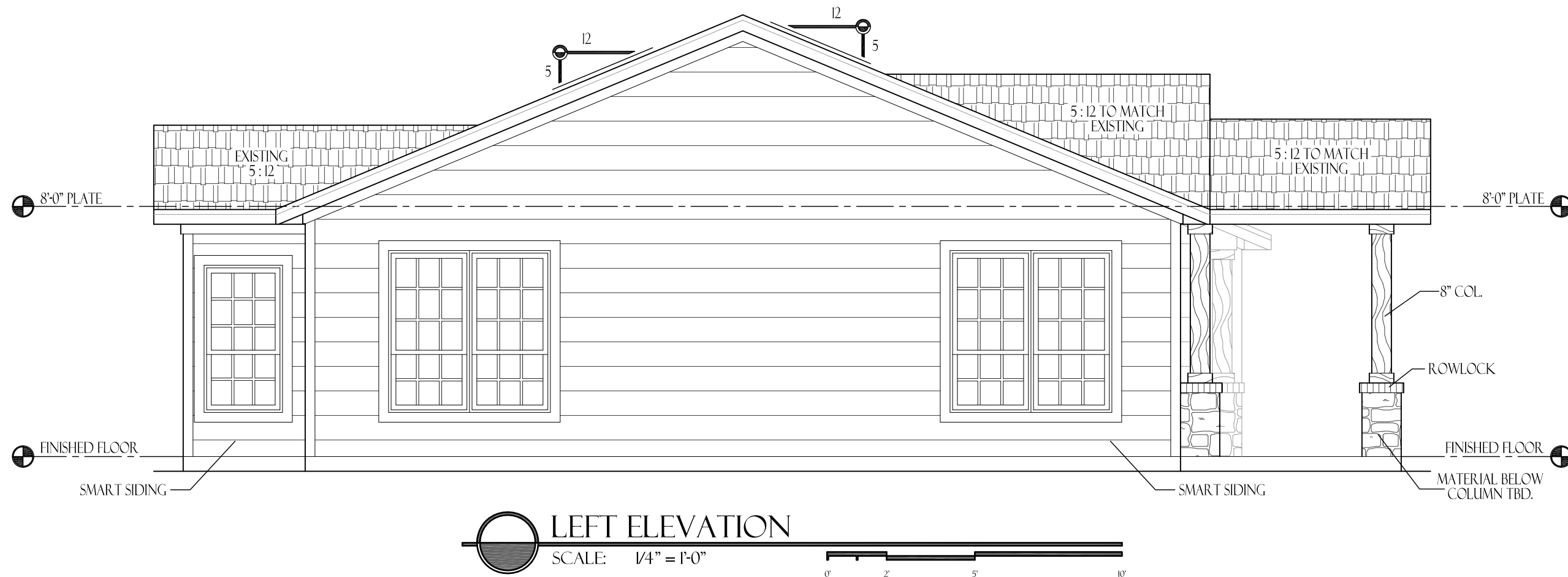
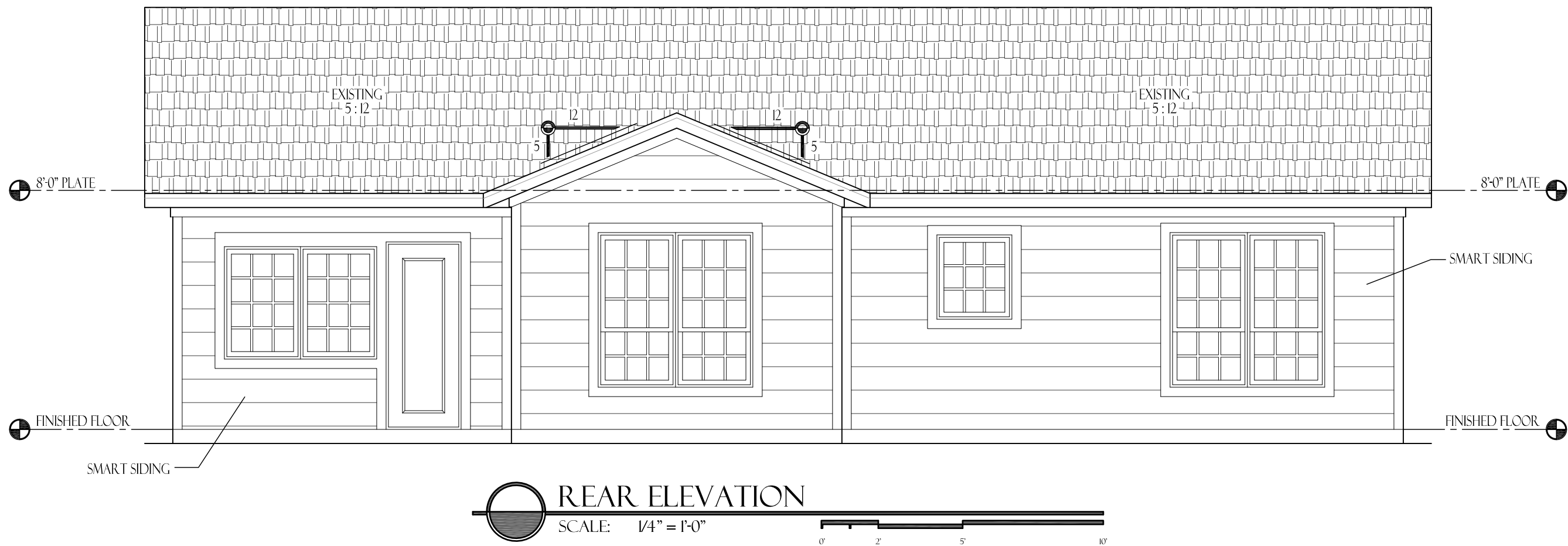
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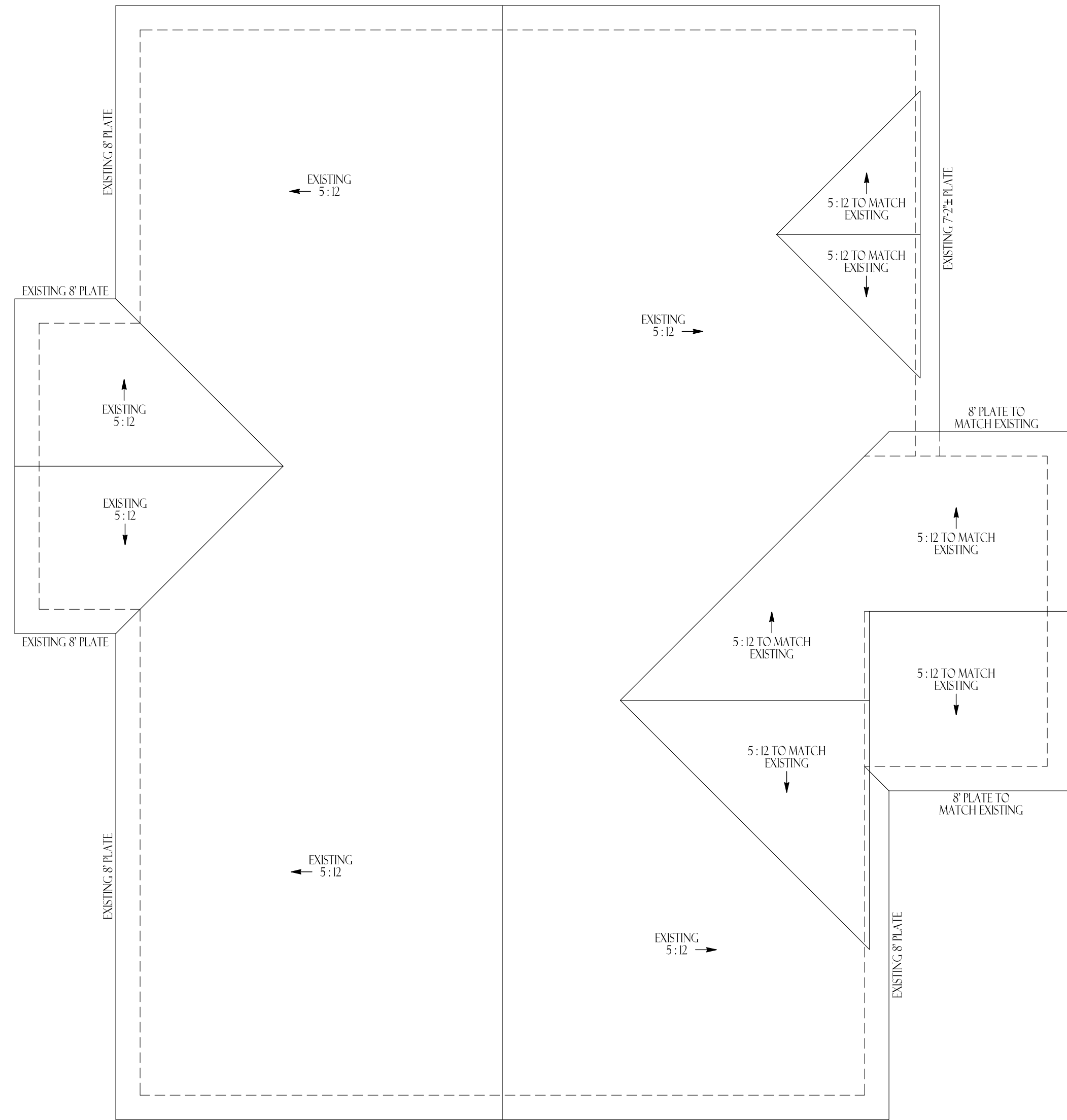
110 TAYLOR STREET
KELLER, TEXAS

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817-521-7216
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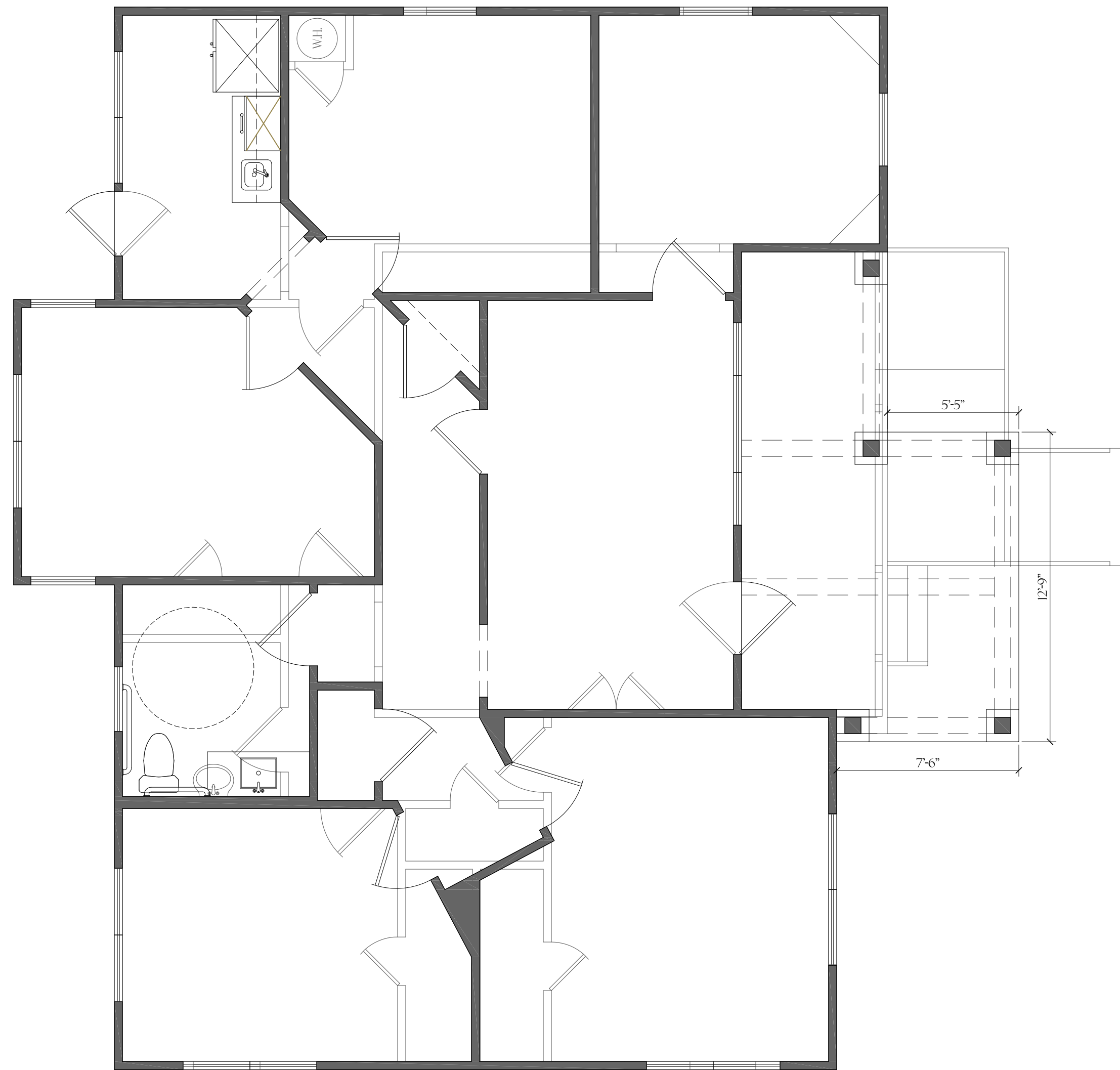
JOB # :
20037
A-2



NOTE:
BUILDER TO VERIFY EXISTING PLATE LINE HEIGHTS
AND ROOF FITCH.



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



FLOOR PLAN W/ ORIGINAL OVERLAY
SCALE: 1/4" = 1'-0"

NOTE:
BUILDER TO VERIFY EXISTING PLATE LINE HEIGHTS
AND ROOF FITCH

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DRAWN BY: G.G.III
DATE: 09-19-2023
CHECKED BY:
DATE:
FINAL REVIEW BY:
DATE:
CONSTRUCTION BY:
DATE:

NOTES:
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3) All glazing within 2'-0" from jamb of ext. door shall be tempered.
4) Plumbing walls at commodes shall be 2x6 studs.
5) All doors on first floor shall be 8' - 0" tall unless noted otherwise.
6) Second floor doors shall be 6' - 8" max.
7) Plans shall conform to the 2015 International Building Code, as well as all other applicable and / or governing codes.
8) All roof penetrations shall be on a side or rear face of the roof.
9) G.G. is responsible for notifying all subcontractors of changes or revisions to plans / construction drawings.
10) All second floor plate heights are based on 10" floor system. Actual plate heights may vary. Verify with builder / engineer.

110 TAYLOR STREET
KELLER, TEXAS

PLANS BY:
GILBERT GUTIERREZ III
817-521-7216
GILBERTSDESIGNS@GMAIL.COM

JOB #:
20037
A-3

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DRAWN BY: G.G.III

DATE: 09-19-2023

CHECKED BY:

DATE:

FINAL REVIEW BY:

DATE:

CONSTRUCTION BY:

DATE:

NOTES:

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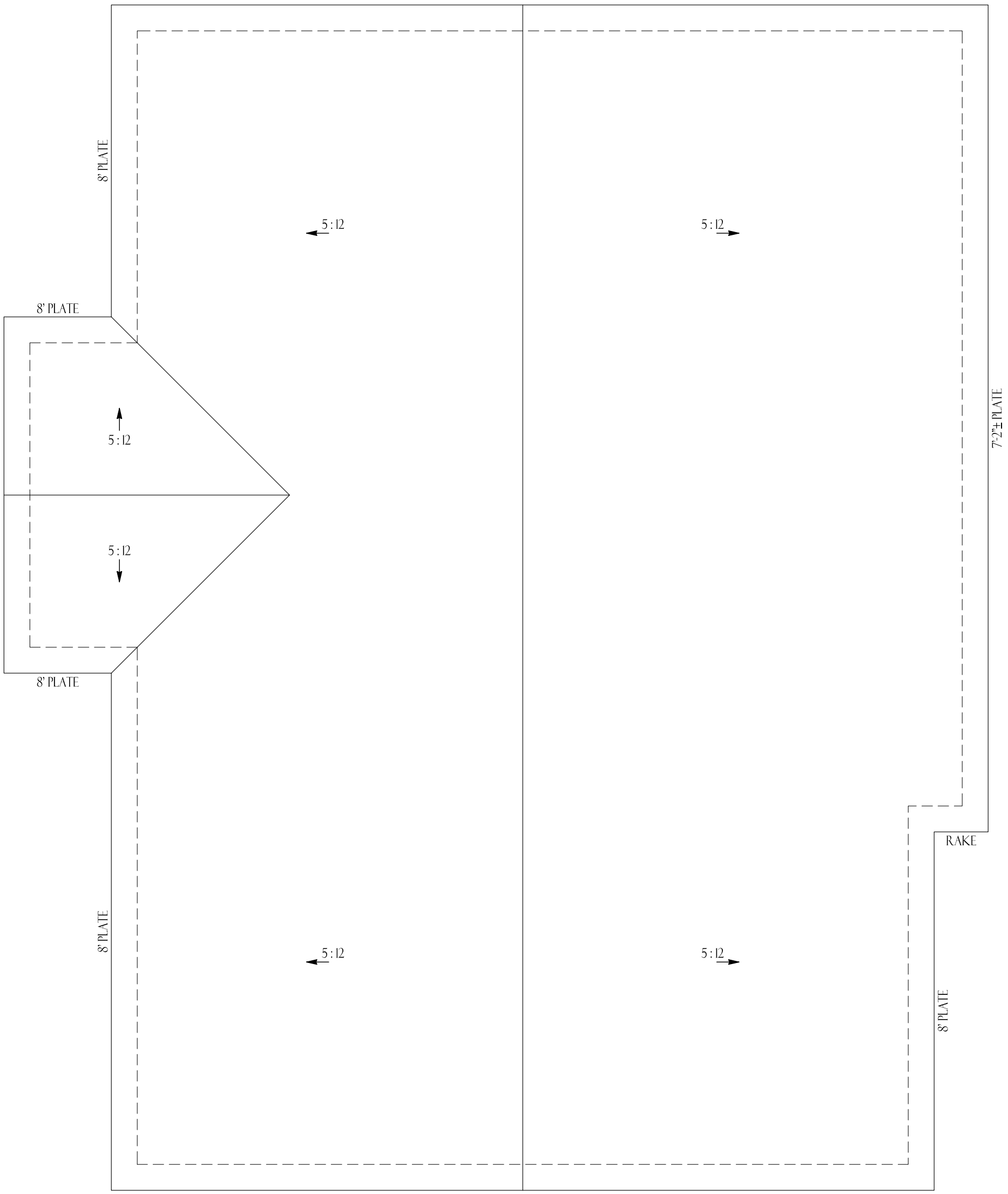
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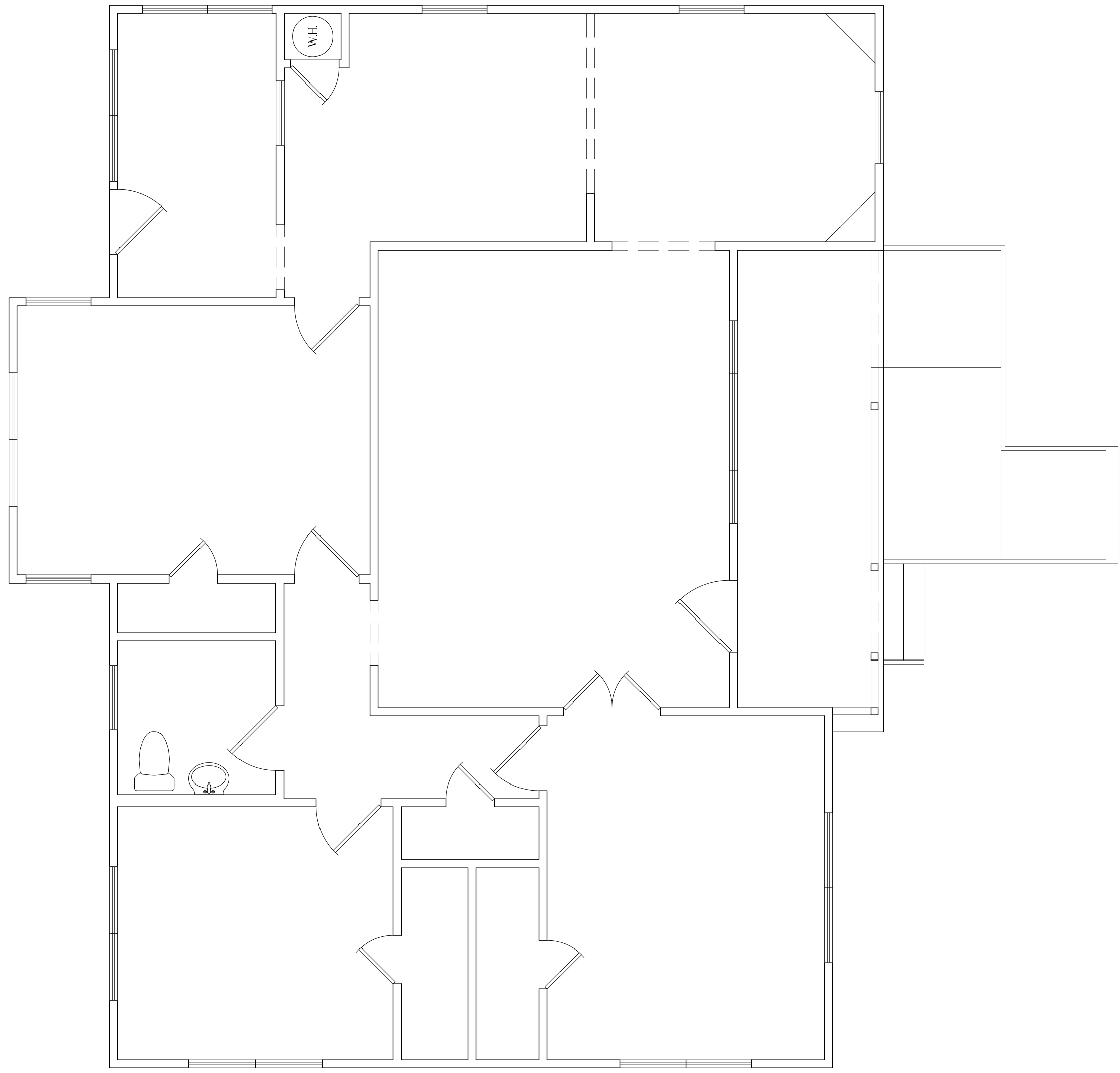
110 TAYLOR STREET
KELLER, TEXAS

PLANS BY:
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817-521-7216
GILBERTSDSIGNSGMAIL.COM

JOB # :
20037
A-4



ORIGINAL ROOF PLAN
SCALE: 1/4" = 1'-0"



ORIGINAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
BUILDER TO VERIFY EXISTING PLATE LINE HEIGHTS
AND ROOF FITCH.

EXISTING AREAS:	
APPROXIMATE LIVING	1,298 0
PORCH	115 0
APPROXIMATE TOTAL ALLR.	1,413 0