

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

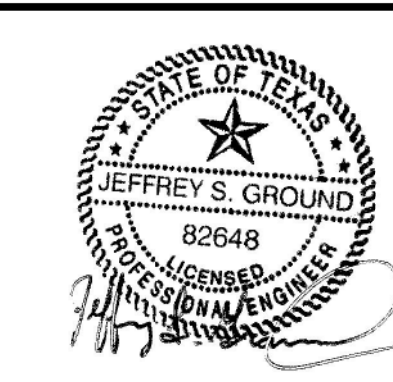
NO.	DATE	REVISIONS	APP.

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. _____

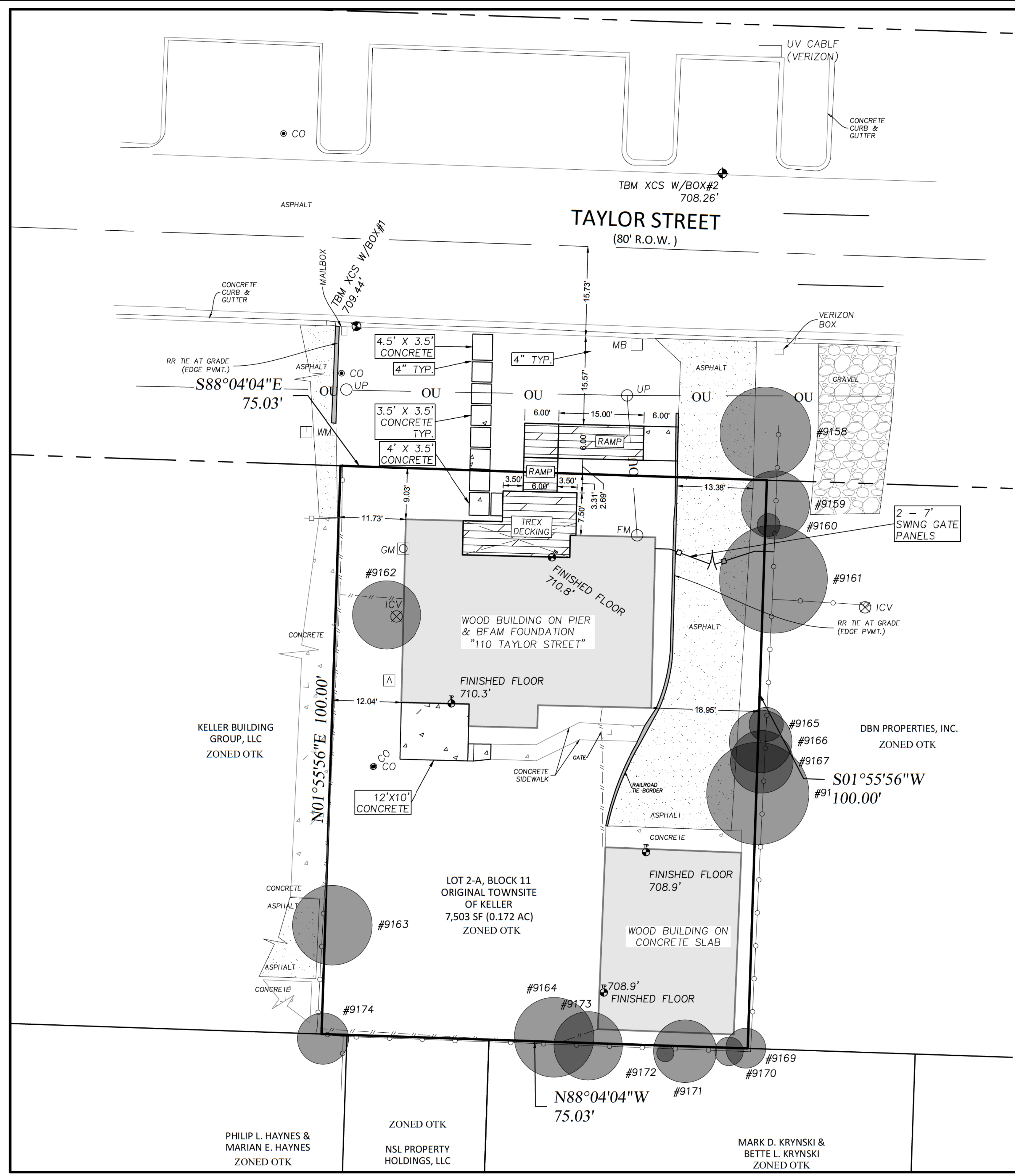


J. S. Ground Engineering, LLC

SHEET NO.

C2

7-28-23



KELLER BUILDING GROUP, LLC
ZONED OTK

DBN PROPERTIES, INC.
ZONED OTK

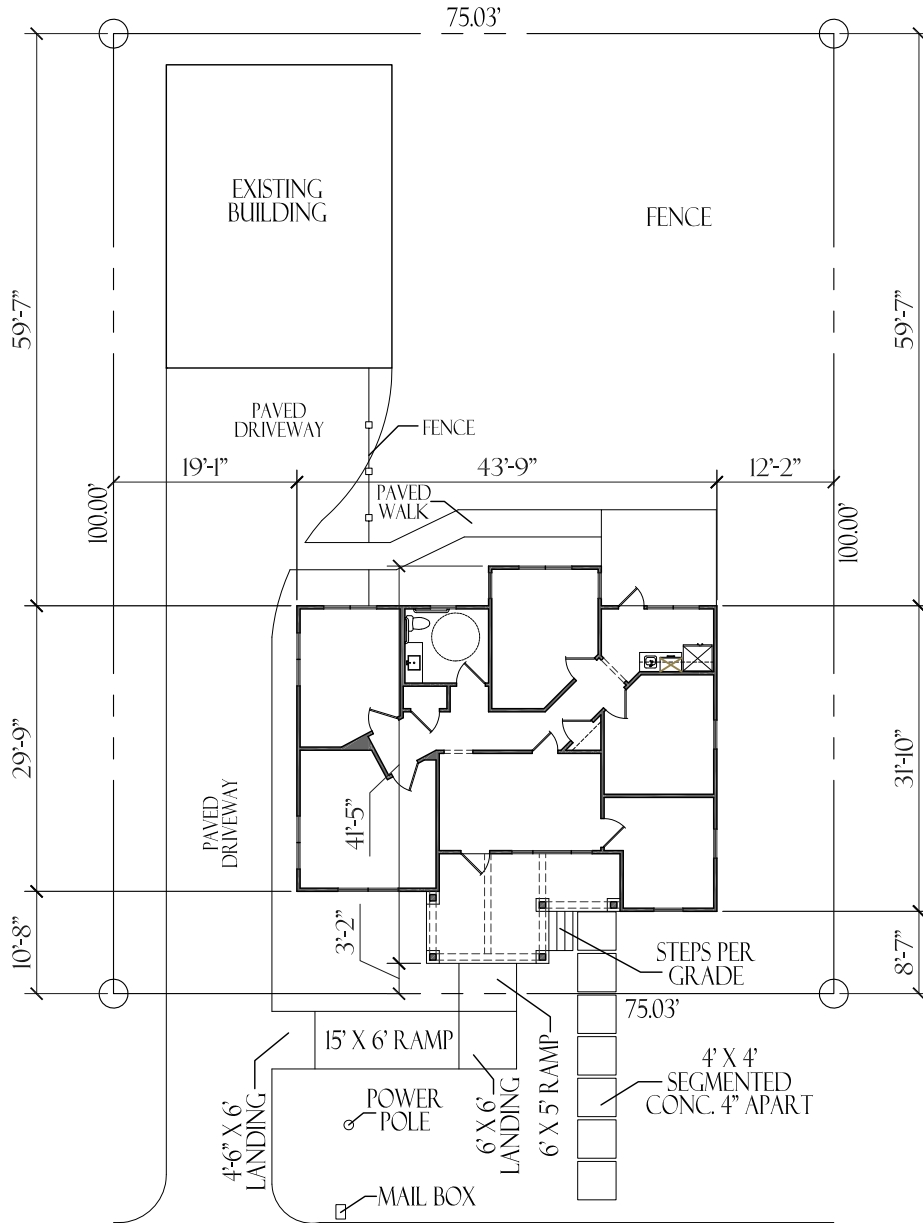
LOT 2-A, BLOCK 11
ORIGINAL TOWNSITE
OF KELLER
7,503 SF (0.172 AC)
ZONED OTK

PHILIP L. HAYNES &
MARIAN E. HAYNES
ZONED OTK

ZONED OTK
NSL PROPERTY
HOLDINGS, LLC

MARK D. KRYNSKI &
BETTE L. KRYNSKI
ZONED OTK

PROPOSED SITE



110 TAYLOR STREET

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



SITE PLAN

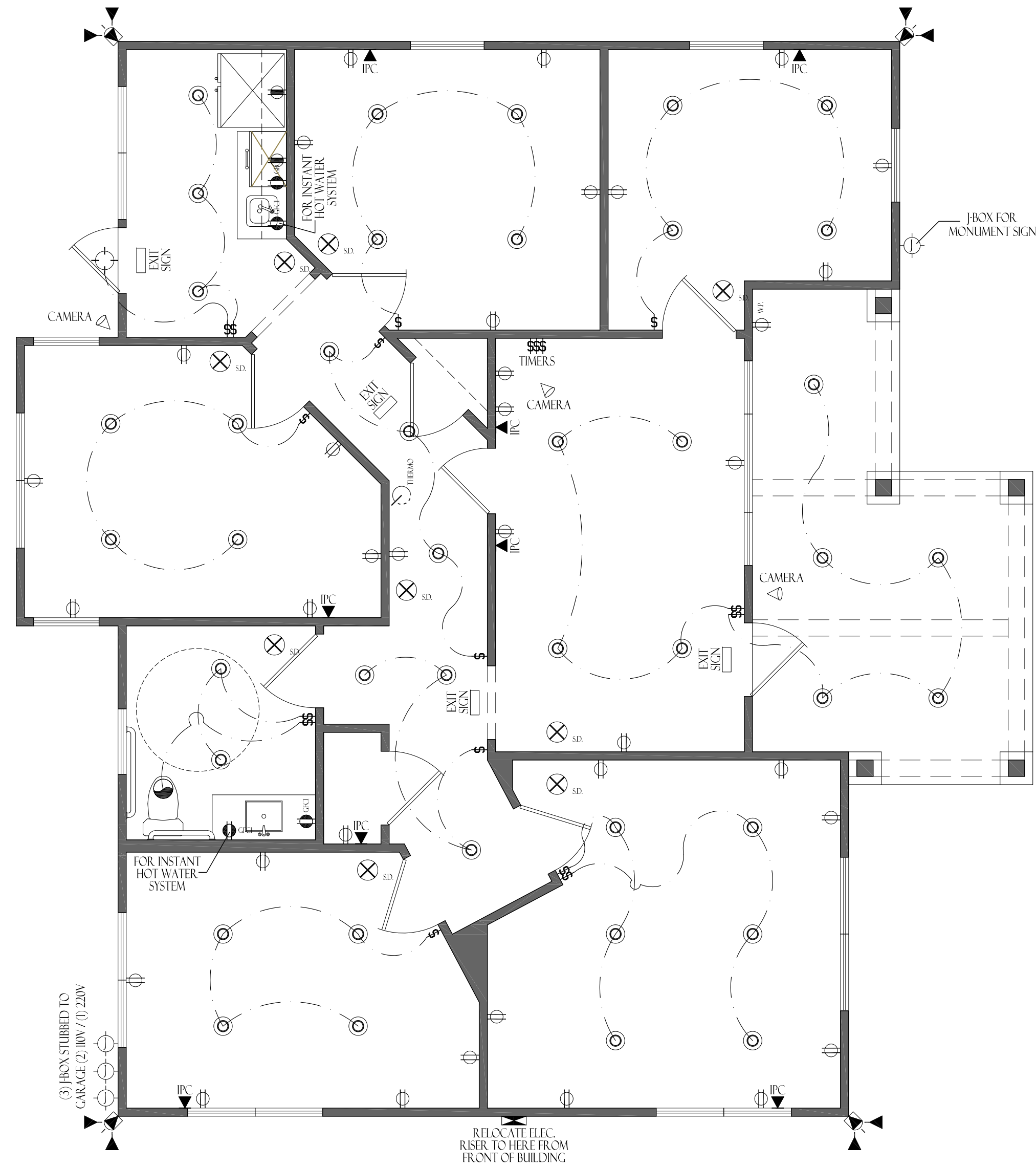
1" = 20'-0"

KELLER, TEXAS

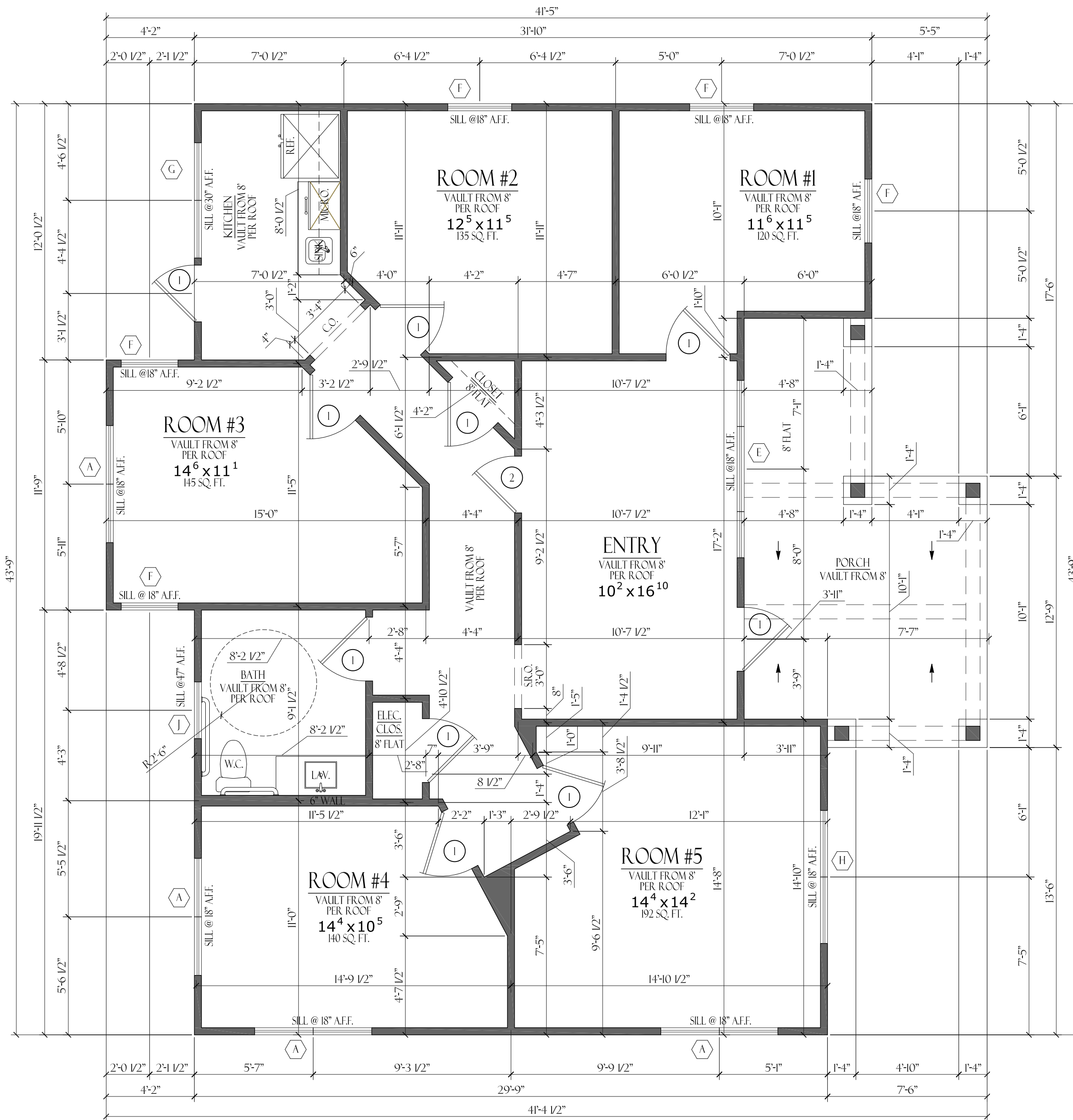
20037

* 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"

DOOR SCHEDULE			
QTY.	MARK	SIZE	REMARK
10	I	8' 6"	SC.
1	2	2' 6"	SC.
II 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' 8"	TWIN (2) MLD. SH. DL.
1	E	8' 5"	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	J	8' 0"	FXD. DL.
IIS TOTAL NEW WINDOWS			

ELECTRICAL LEGEND			
[Symbol]	LIGHT FIXTURE	[Symbol]	ONE SOCKET SWITCHED
[Symbol]	RECESSED "CAN" LIGHT	[Symbol]	DEDICATED OUTLET
[Symbol]	7" MINI CAN LIGHT	[Symbol]	ROCKER PLUG
[Symbol]	CAN DIRECTIONAL L.L.	[Symbol]	CILING PLUG
[Symbol]	WALL SCENE	[Symbol]	PANEL/RK LOCATION
[Symbol]	EXHAUST FAN	[Symbol]	GAS STUB
[Symbol]	EXHAUST FAN / LIGHT	[Symbol]	RUSE BB
[Symbol]	OVER / UNDER CAB LIGHT	[Symbol]	SMOKE DETECTOR
[Symbol]	TRACK LIGHT	[Symbol]	THERMOSTAT
[Symbol]	FLUORESCENT LIGHT	[Symbol]	DOOR BELL CHIME
[Symbol]	CILING FAN	[Symbol]	DOOR BELL BUTTON
[Symbol]	SWITCHED FLOOD LIGHT	[Symbol]	CONDENSOR
[Symbol]	ACTION / FLOOD LIGHT	[Symbol]	BATTERY DSH
[Symbol]	SWITCH	[Symbol]	ETHERNET DROP
[Symbol]	40 OUTLET	[Symbol]	PHONE DROP
[Symbol]	250 OUTLET	[Symbol]	CABLE DROP
[Symbol]	GROUND FAULT OUTLET	[Symbol]	ALARM KEYPAD
[Symbol]	WEATHER PROOF OUTLET	[Symbol]	SPEAKER LOCATION
[Symbol]	4 SOCKET OUTLET	[Symbol]	UP LIGHT

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.

EXISTING AREAS:	
APPROXIMATE LIVING	1,298
PORCH	115
APPROXIMATE TOTAL AUA	1,413

AREAS:	
APPROXIMATE LIVING	1,298
PORCH	185
APPROXIMATE TOTAL AUA	1,483

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, copied, or used 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: 04-19-2023
CHECKED BY:
DATE:
DESIGN 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" max.
7) All roof penetrations shall be on a side or rear face of the roof.
8) G.G. 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

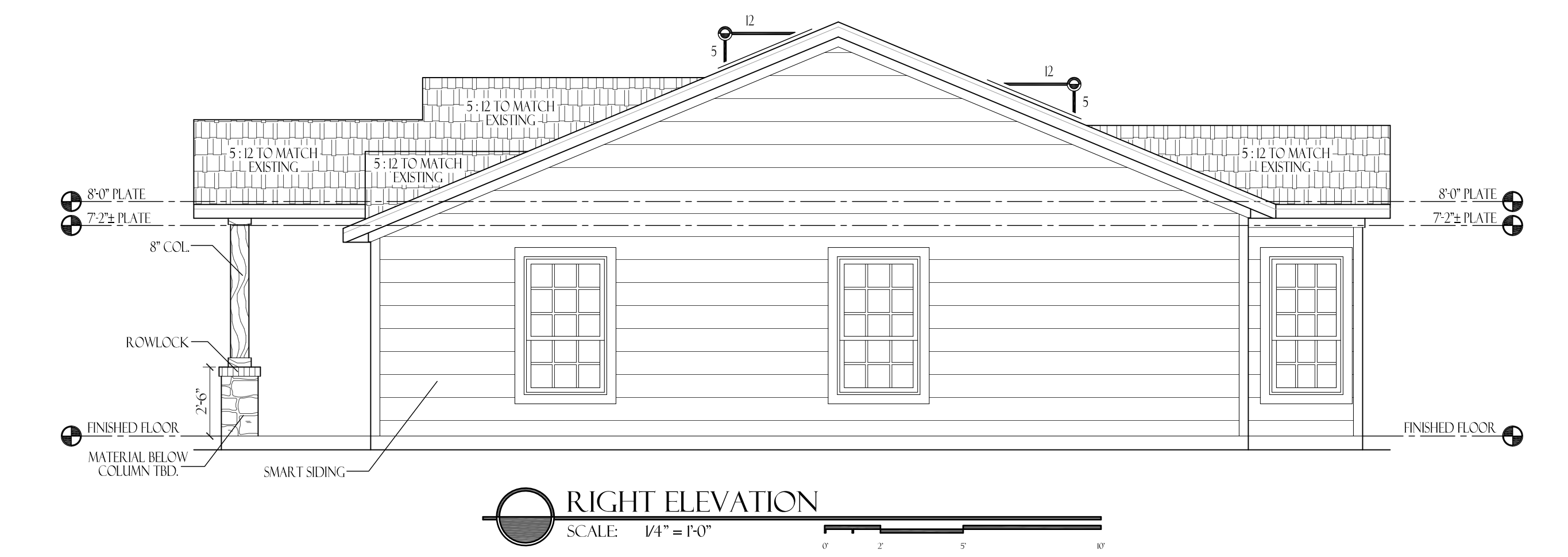
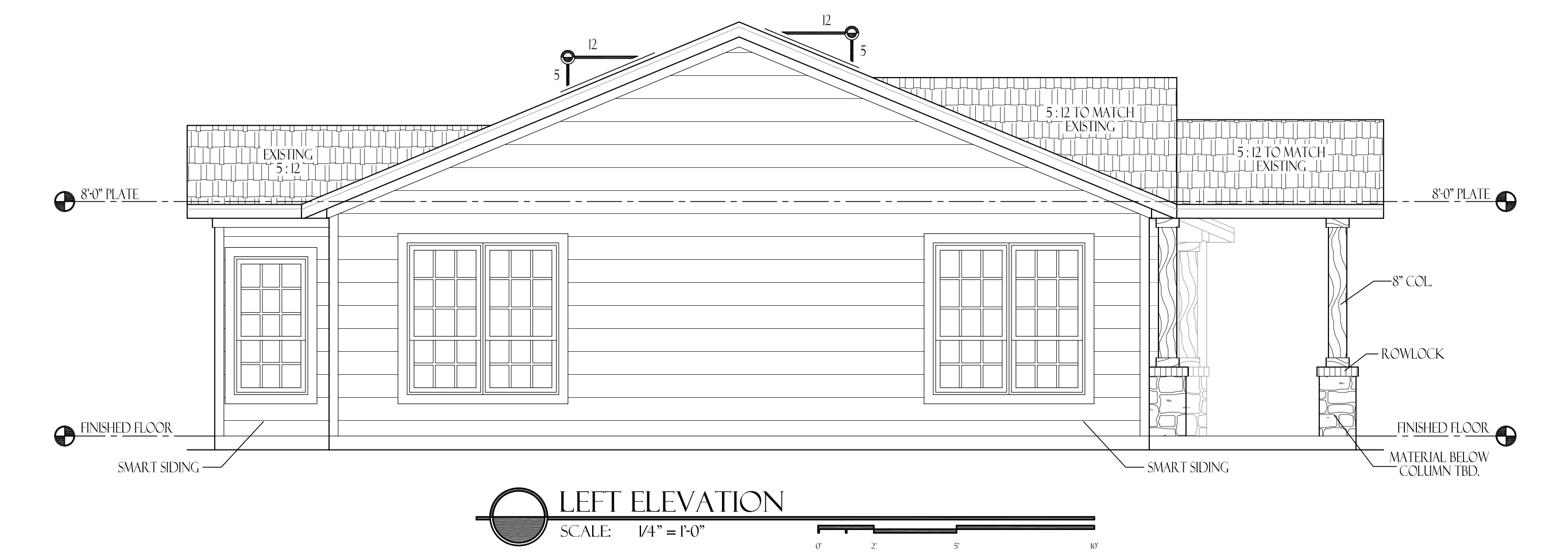
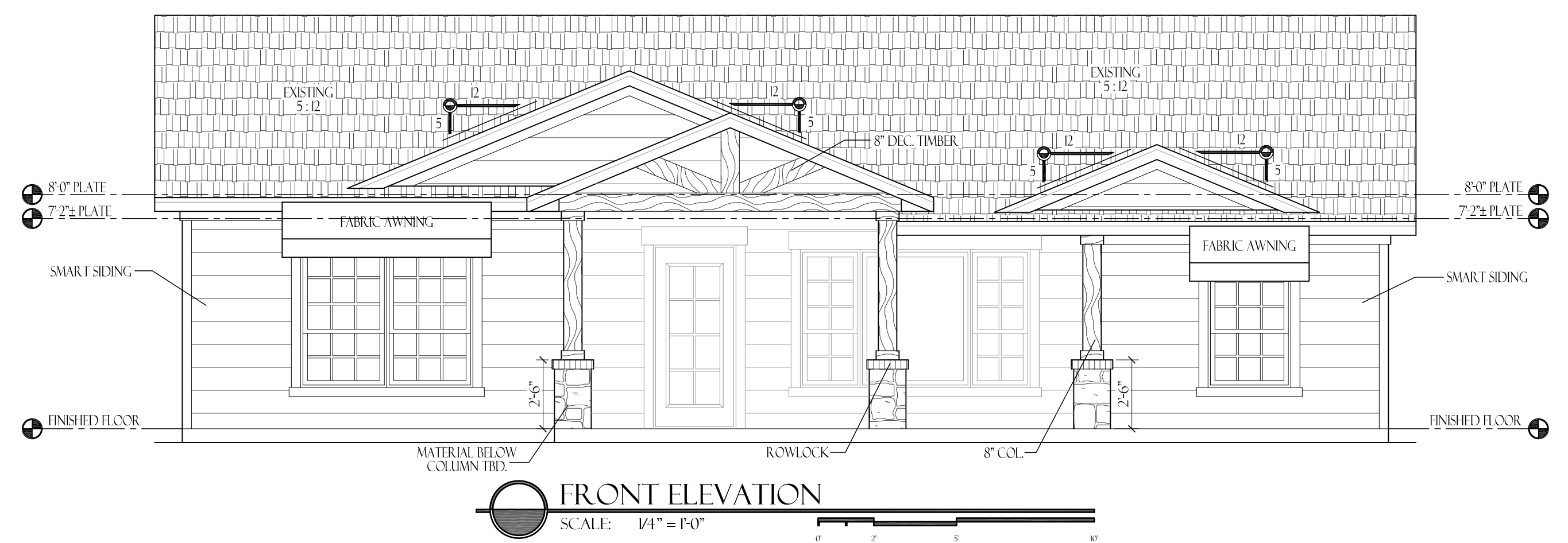
PLANS BY:
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817-521-7216
GILBERTSDESIGNS@GMAIL.COM

JOB # :
20037
A-1

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DRAWN BY: G.G.III
 DATE: 04-19-2023
 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.
 Second floor doors shall be 6' - 8" min.
 6) Plans shall conform to the 2015 International Building Code, as well as all other applicable and / or governing codes.
 7) All roof penetrations shall be on a side or rear face of the roof.
 8) G.G. is responsible for notifying all subcontractors of changes or revisions to plans / construction drawings.
 9) All second floor plate heights are based on 16" floor system. Actual plate heights may vary. Verify with builder / engineer.



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

110 TAYLOR STREET
 KELLER, TEXAS

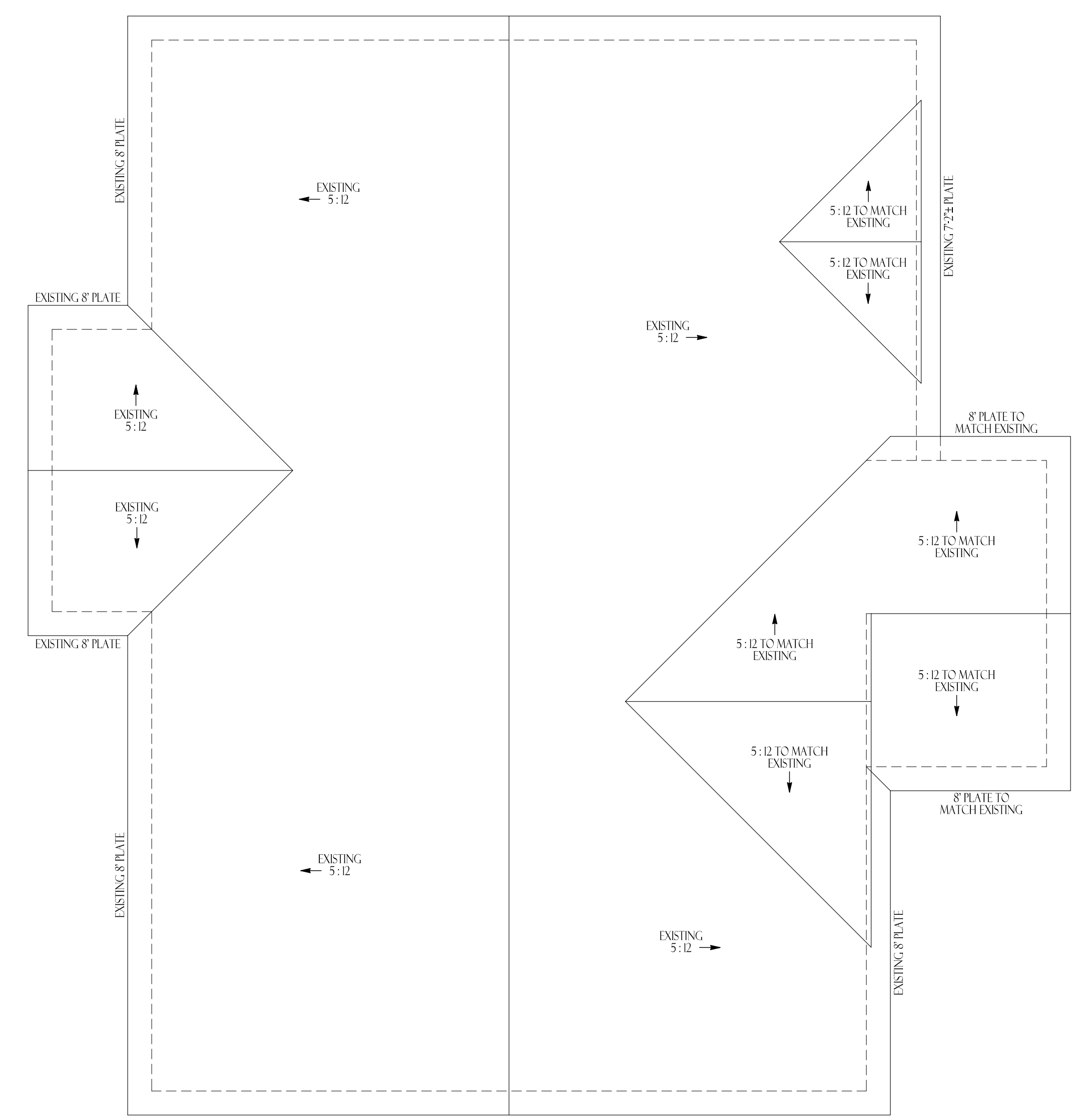
PLANS BY:
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JOB #:
 20037
 A-2

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DRAWN BY: G.G.III
 DATE: 09-2023
 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.
 Second floor doors shall be 6' - 8" max.
 6) Plans shall conform to the 2015 International Building Code, as well as all other applicable and / or governing codes.
 7) All roof penetrations shall be on a side or rear face of the roof.
 8) G.G. is responsible for notifying all subcontractors of charges 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.



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 PITCH.

110 TAYLOR STREET
 KELLER, TEXAS

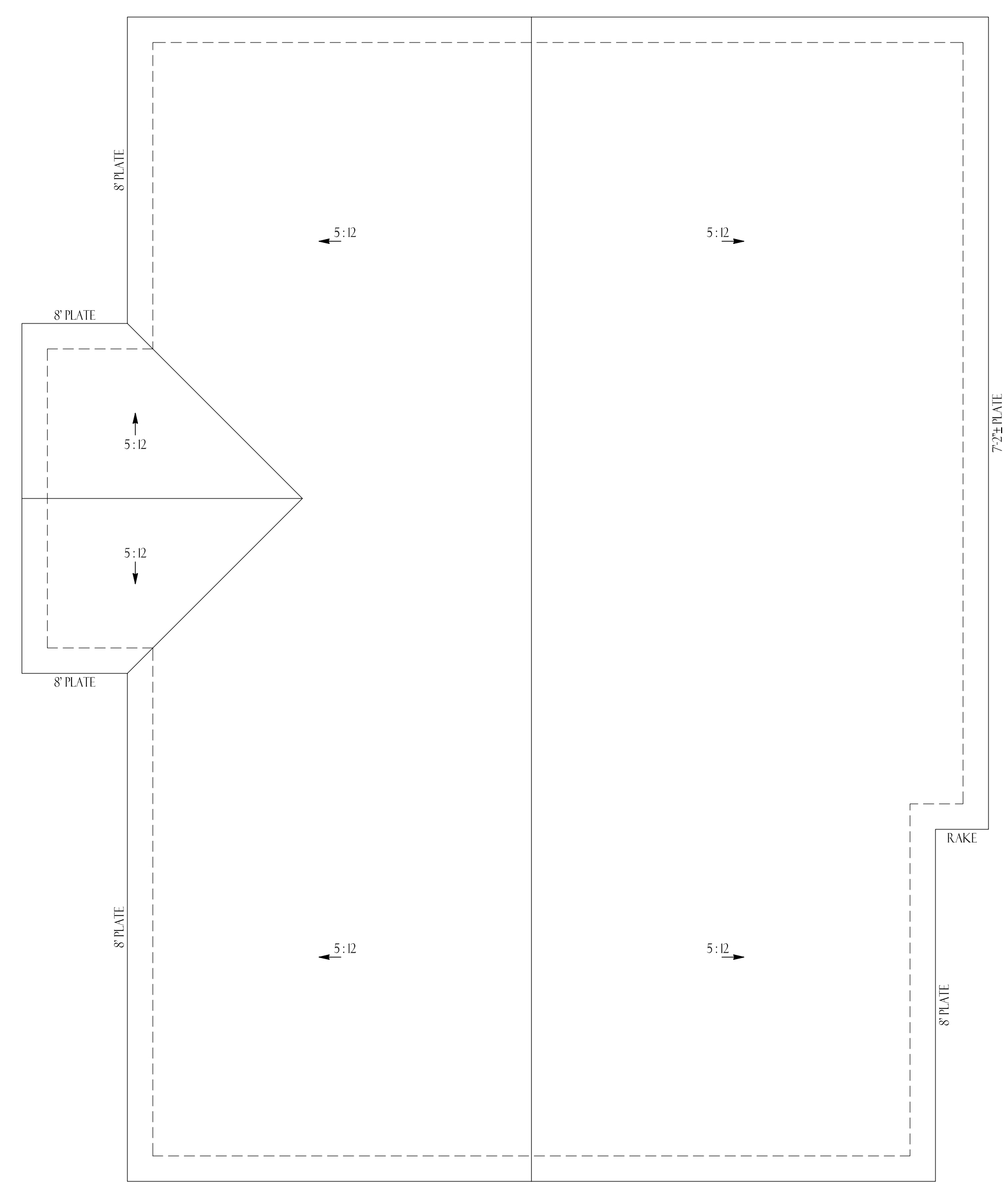
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JOB #:
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 A-3

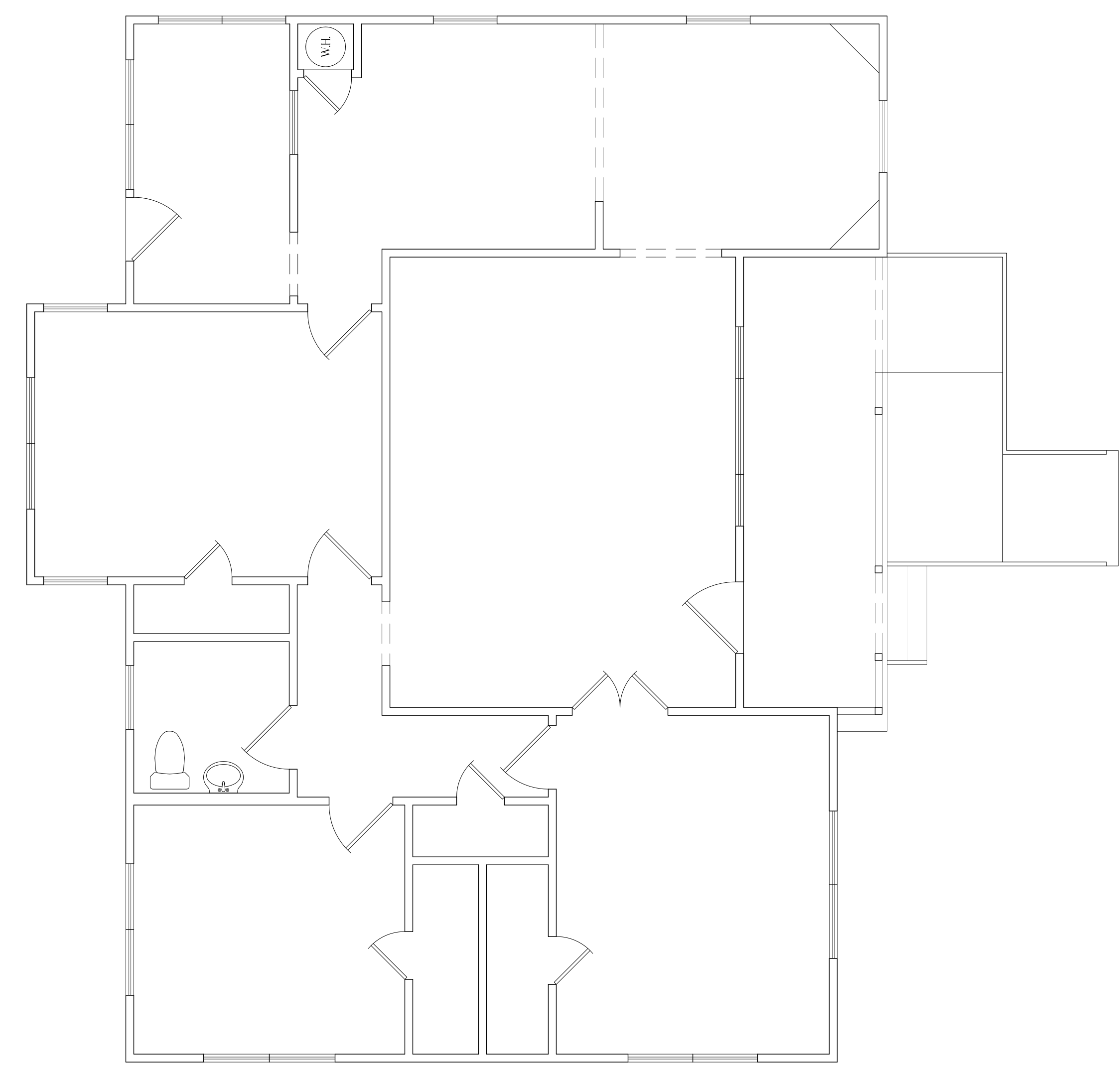
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DRAWN BY: G.G.III
 DATE: 04-19-2023
 CHECKED BY:
 DATE:
 FINAL REVIEW BY:
 DATE:
 CONSTRUCTION BY:
 DATE:

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 arch of exit 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.
 Second floor doors shall be 6' - 8" max.
 6) Plans shall conform to the 2015 International Building Code, as well as all other applicable and / or governing codes.
 7) All roof penetrations shall be on a side or rear face of the roof.
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 9) All second floor plate heights are based on 16" floor system. Actual plate heights may vary. Verify with builder / engineer.



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 PITCH.

EXISTING AREAS:	
APPROXIMATE LIVING	1,298 sq ft
PORCH	115 sq ft
APPROXIMATE TOTAL AREA	1,413 sq ft

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 KELLER, TEXAS

PLANS BY:
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 A-4