



1804 Willis Lane Current State

CONSTRUCTION DOCUMENTS FOR:

HOPKINS RESIDENCE HOME ADDITION

1804 WILLIS LANE
KELLER, TX 76248

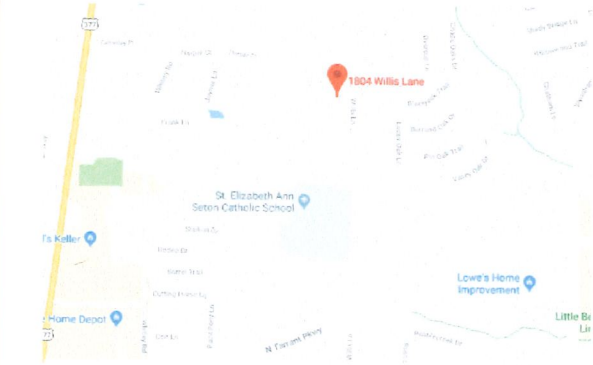
HOPKINS
JPI
1129-18

INGRAM ARCHITECTS, LLC
7628 JENNIFER DRIVE
RICHLAND HILLS, TX 76118
PHONE (817) 609-9416

1129-18
PROJECT
HOPKINS RESIDENCE HOME ADDITION
1804 WILLIS LANE
KELLER
TEXAS

DATE
11.29.2018

SHEET NUMBER
CVR
OF CVR SHEETS



VICINITY MAP



SITE MAP

GENERAL NOTES

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER DIMENSIONS ALLOCATED BY ANY OTHER SOURCE. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES. START OF WORK IS THE CONTRACTOR'S ACCEPTANCE OF THE CONTINUATIONS REPRESENTED ON THE DRAWINGS.
- THE CONTRACTOR SHALL REPORT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS HE MAY DISCOVER PRIOR TO COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERRORS AFTER THE START OF CONSTRUCTION WHICH HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE LAWS, LOCAL CODES, NFPA-101, AND ORDINANCES. IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, THE SPECIFICATIONS, APPLICABLE LAWS, AND CODES THE MORE STRINGENT SHALL APPLY.
- ALL PLAN DIMENSIONS ARE TAKEN FROM FINISHED SURFACE TO FINISH SURFACE, OR CENTERLINE OF CURVE UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE PERFORMED TO THE HIGHEST INDUSTRY STANDARDS FOR QUALITY WORKMANSHIP. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO APPROPRIATE NATIONAL TRADE PUBLICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY OR REPLACE ANY FAULTY WORK OR DEFECTIVE MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL PROVIDE WOOD BLOCKING AS REQUIRED FOR WALL MOUNTED ITEMS, SUCH AS PICTURE RAILS, TABLES, SHELVING, CABINETS, GRAB BARS, AND ANY OTHER EQUIPMENT NOT SPECIFICALLY NOTED. ALL WOOD BLOCKING SHALL BE PRE-TREATED TREATED NON-COMBUSTIBLE WOOD.
- ALL FINISHES SHALL MEET ALL CODES AND REQUIREMENTS.
- NO MATERIAL SUBSTITUTIONS SHALL BE PERMITTED AFTER THE CONTRACTOR HAS BEEN AWARDED THE JOB. SUBSTITUTIONS SHALL BE EQUAL TO OR BETTER, AS DETERMINED BY THE ARCHITECT.
- IT IS THE GENERAL CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO CONTACT UNLESS OTHERWISE SUSPICIOUS TO THE GENERAL CONTRACTOR OR HIS SUB-CONTRACTORS.
- CLOSE AND WEATHERPROOF ANY EXISTING AREA EXPOSED TO THE WEATHER DURING CONSTRUCTION PRIOR TO LEAVING THE SITE EACH DAY.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
	SECTION TAG/ELEVATION TAG
	DETAIL TAG
	ELEVATION BENCHMARK
	REVISION TAG
	NORTH ARROW (DIRECTION OF NORTH)
	SEE "E1" & "E2" FOR ELECTRICAL LIGHTING, MECHANICAL, SYMBOLS

CONTACTS

SITE LOCATION:
1804 WILLIS LANE
KELLER, TEXAS 76248

CONTACT:
JOE HOPKINS
1804 WILLIS LANE
KELLER, TEXAS 76248
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DESIGN/DRAFTING:
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richard@ingram227@yahoo.com

SHEET INDEX

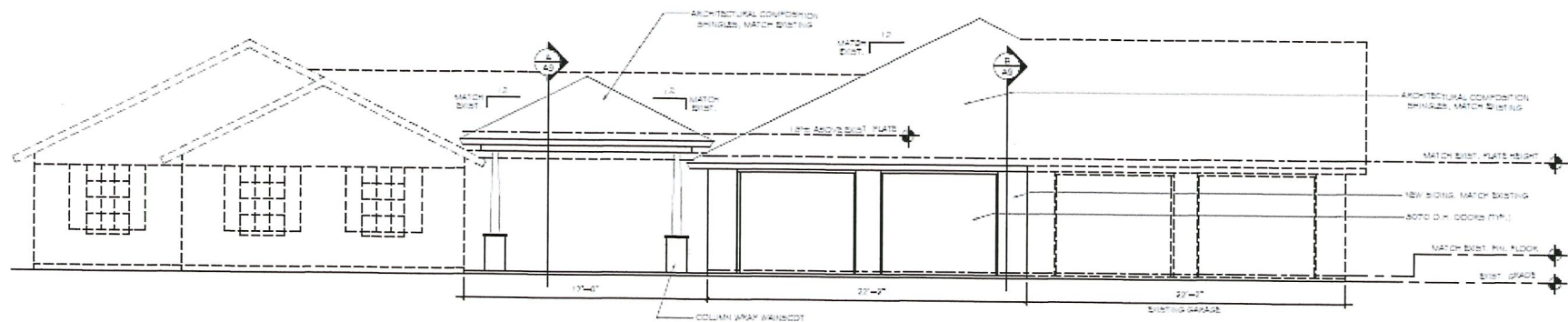
NEL	DESCRIPTION	REVISIONS
CVR	COVER SHEET	
A1	SITE PLAN/KEY PLAN	
A2	ADDITION FLOOR PLAN	
A3	ADDITION ROOF PLAN	
A4	EXTERIOR ELEVATIONS	
A5	EXTERIOR ELEVATIONS	
S1.1	FOUNDATION PLAN	
S2.1	FOUNDATION DETAILS	
A6	ADDITION POWER PLAN	
A9	WALL SECTIONS	
A10	WALL SECTIONS	
NOTE: SHEETS "A6 & A7" REPLACED WITH SHEETS "S1.1 & S2.1"		

AUTHORITY HAVING JURISDICTION:

CITY OF KELLER, TX
PERMITS & INSPECTIONS DEPARTMENT
1100 BEAR CREEK PARKWAY
KELLER, TX 76248
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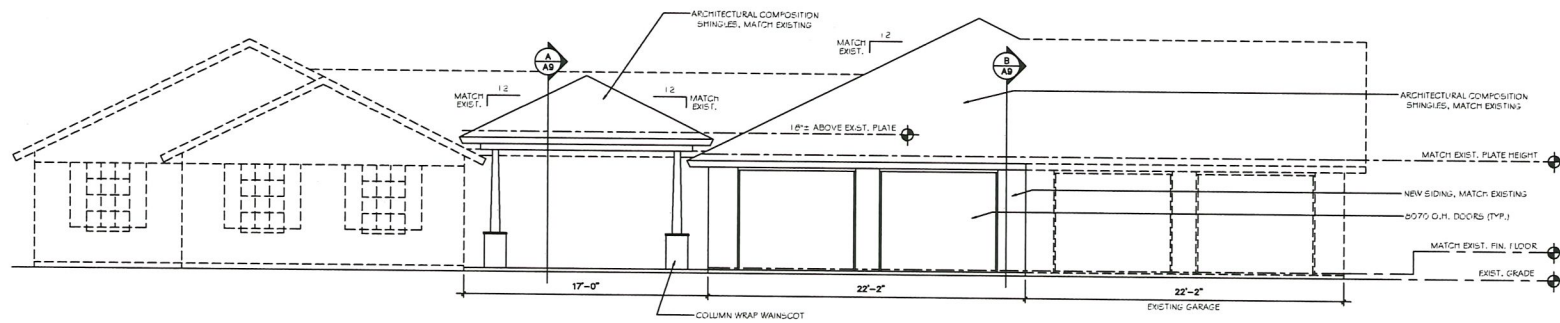
ADOPTED CODES:

IRC 2015
NEC 2014
IFC 2015
IECC 2015

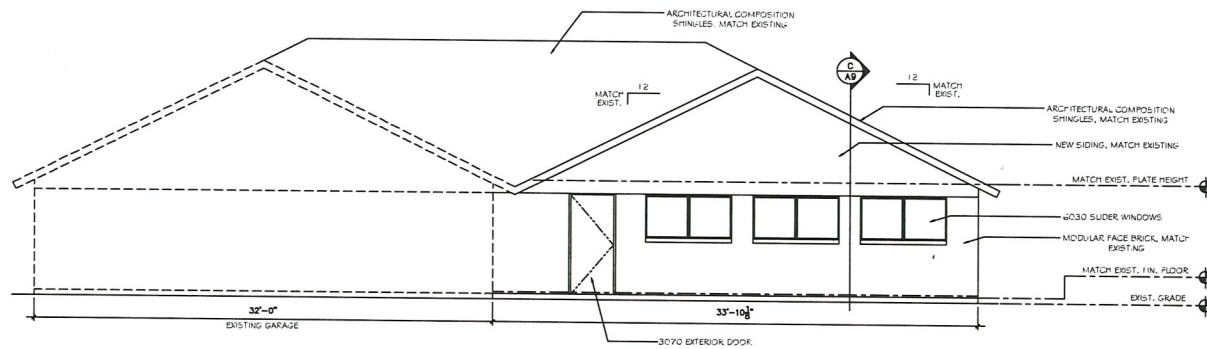


A EAST EXTERIOR ELEVATION
A4
SCALE: 1/4"=1'-0"

Proposed Garage and Front Porch Addition



A
A4 EAST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



B
A4 NORTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

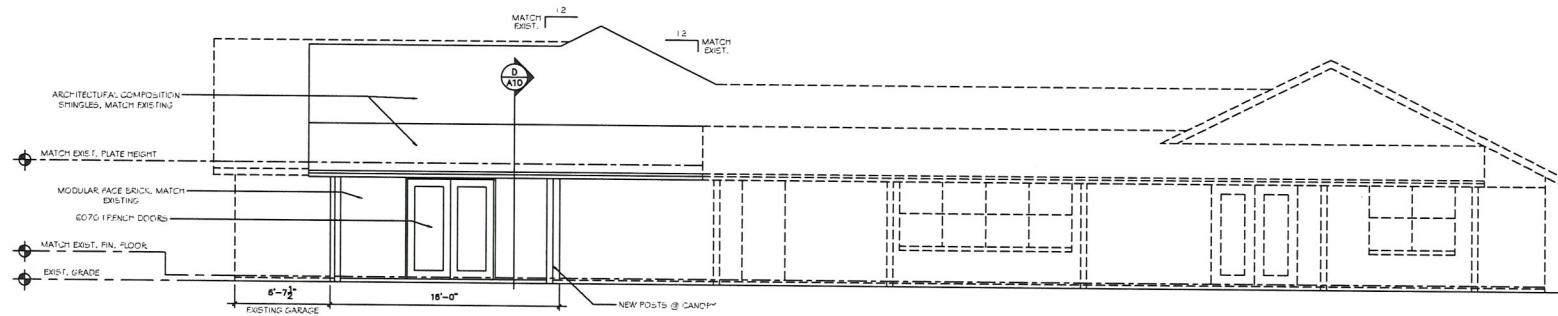
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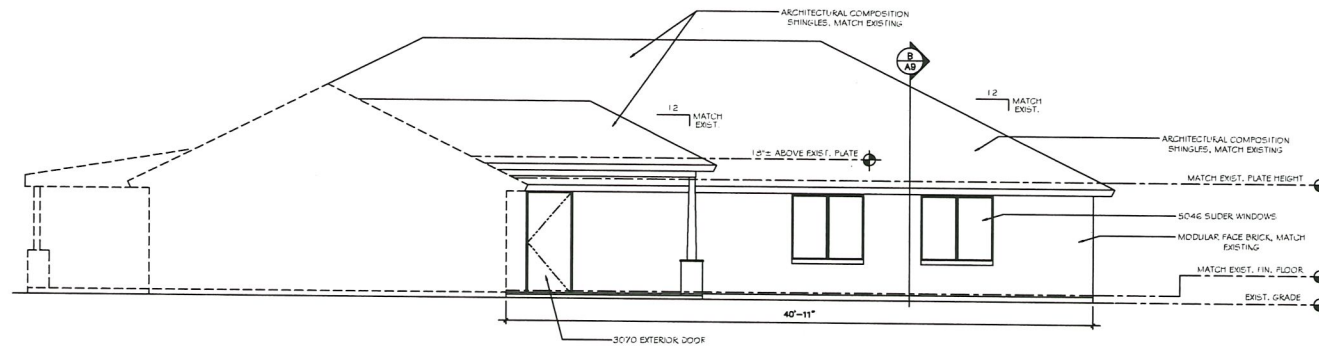
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C
A5 WEST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



D
A5 SOUTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

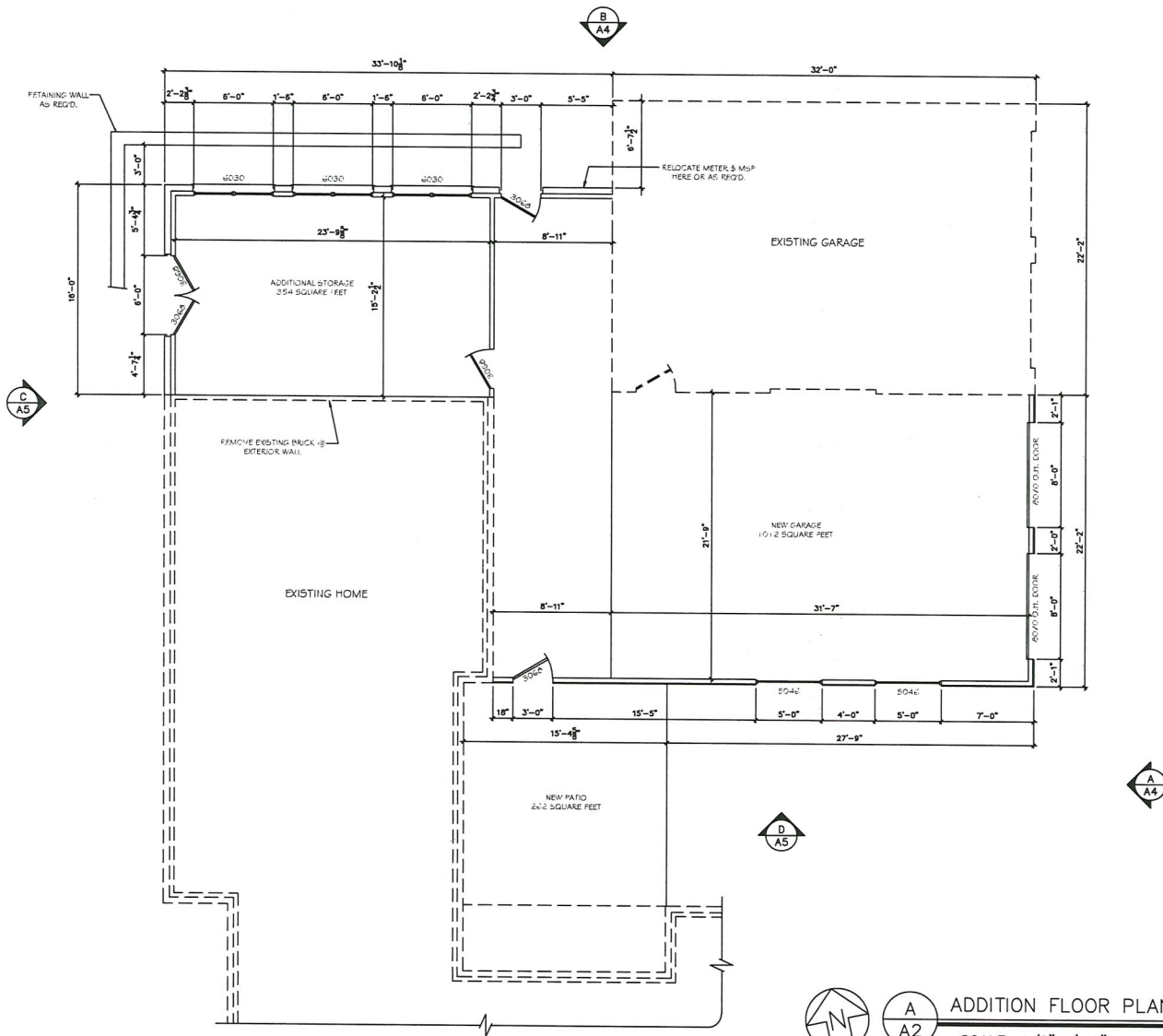
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A
A2

ADDITION FLOOR PLAN

SCALE: 1/8"=1'-0"

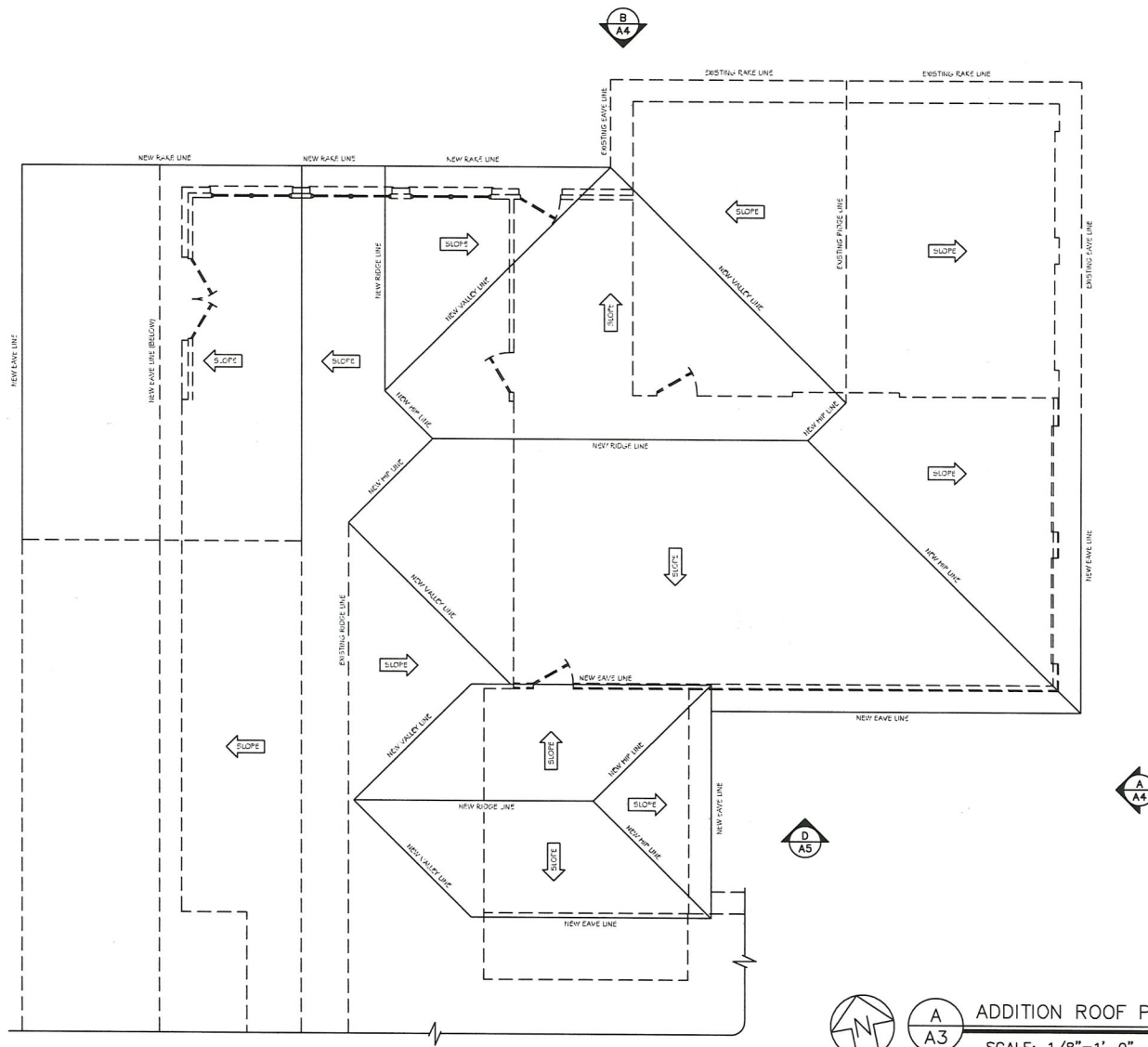
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A
A3

ADDITION ROOF PLAN

SCALE: 1/8"=1'-0"

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