

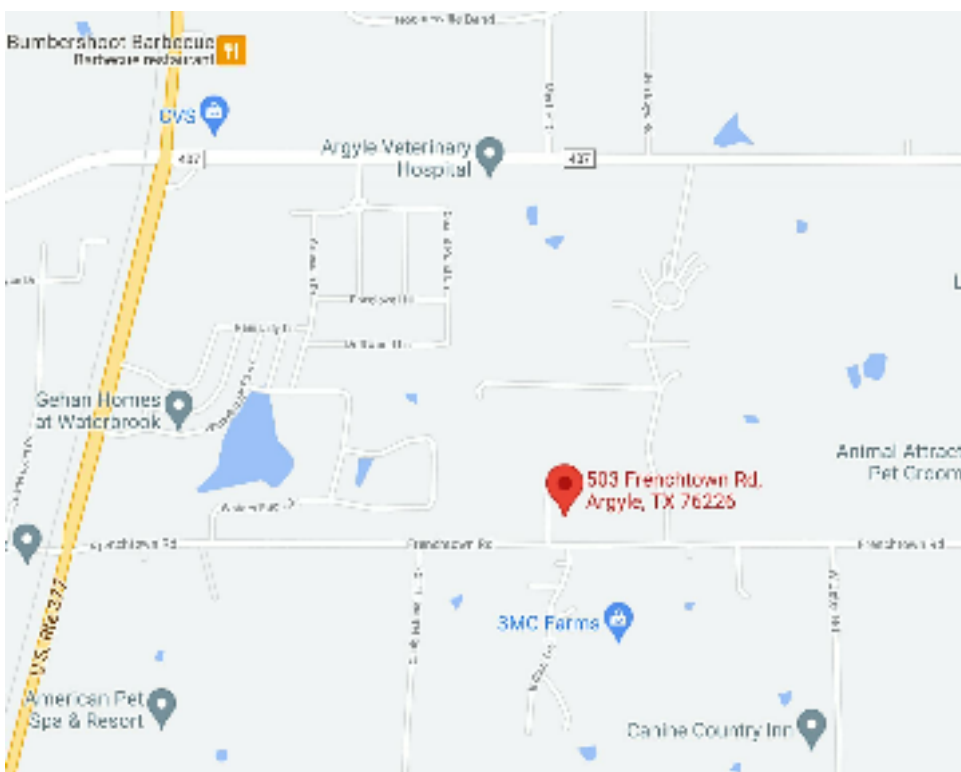
1. THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES, AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
2. THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
3. ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
4. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
5. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS DESIGNER.
6. THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING AND/OR WATERPROOFING. REFER TO MANUFACTURER SPECIFICATIONS.
7. THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIALS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.
8. ALL COMPONENTS, MATERIALS, ASSEMBLIES, AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS, AND REGULATED BUILDING PRACTICES.
9. DESIGNER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS, AND MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
10. ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT, IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY. CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
11. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
12. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD.
13. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
14. ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.
15. THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.

GENERAL NOTES

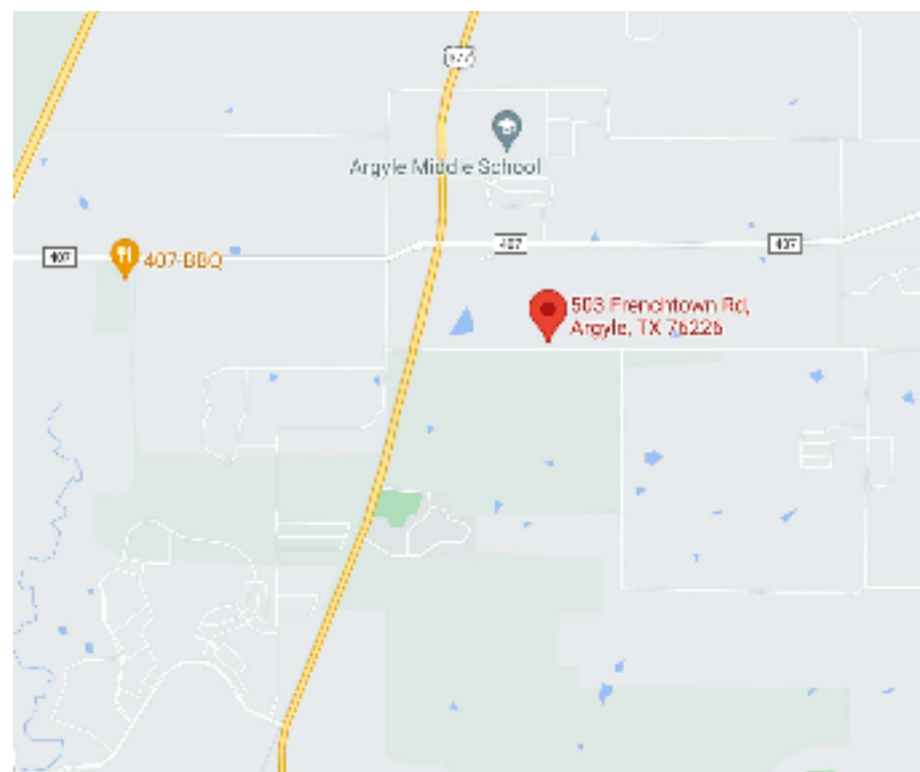
DRAWING INDEX

A00.10	COVER - DRAWING INDEX	1	08-30-2021	PERMIT SET
A01.00	SITE PLAN	1	08-30-2021	PERMIT SET
A02.03	ROOF PLAN	1	08-30-2021	PERMIT SET
A02.04	GUEST HOUSE	1	08-30-2021	PERMIT SET
A07.01	BUILDING SECTIONS	1	08-30-2021	PERMIT SET

LOCATION MAP



VICINITY MAP



503 FRENCHTOWN ROAD ARGYLE, TX 76226



Door Schedule

Mark	Type	Material
102	60" x 96"	
104A	28" GLASS	GLASS
104B	28" GLASS	GLASS
105	28" x 96"	WOOD
106A	36" x 96"	OPENING
106B	36" x 96"	OPENING
108	16' x 8' Sliding Glass Door	GLASS
109A	36" x 96"	WOOD
109B	18' x 8'	GARAGE
110A	36" x 96"	WOOD
110B	36" x 96"	GLASS
111A	36" x 96"	WOOD
111B	9' x 8'	GARAGE
111C	36" x 96"	WOOD
112A	28" x 96"	WOOD
112B	28" x 96"	WOOD
113	32" x 96"	WOOD
114	28" x 96"	WOOD
115A	16' x 8' Sliding Glass Door	GLASS
115B	16' x 8' Sliding Glass Door	GLASS
117	16' x 8' Sliding Glass Door	GLASS
118	28" x 96"	WOOD
119	28" x 96"	WOOD
120A	48" x 96"	WOOD
120B	60" x 96"	
121	28" x 96"	WOOD
122A	28" x 96"	WOOD
122B	28" x 96"	WOOD
123A	32" x 96"	WOOD
123B	32" x 96"	WOOD
125A	48" x 96"	WOOD
125B	28" x 96"	WOOD
126A	32" x 96"	WOOD
126B	60" x 96"	
126C	60" x 96"	
127A	28" x 96"	WOOD
127B	36" x 96"	OPENING
203A	28" x 96"	WOOD
203B	28" x 96"	WOOD
204	32" x 96"	WOOD
205	28" x 96"	WOOD
207	32" x 96"	WOOD
208	28" x 96"	WOOD
209	28" x 96"	WOOD
211	32" x 96"	WOOD
212	28" x 96"	WOOD
213	28" x 96"	WOOD
301A	46" x 96"	
301A	36" x 96"	GLASS
301C	6'x8' Sliding Glass Door	
301D	6'x8' Sliding Glass Door	
302	32" x 96"	WOOD
303	32" x 96"	WOOD
304A	36" x 96"	WOOD
304B	36" x 96"	GLASS
304C	9' x 9'	
401A	28" x 96"	WOOD
402A	28" x 96"	WOOD
403	28" x 96"	WOOD

Window Schedule

Mark	Type	Sill Height	Head Height
102A	3 Panel 36"x96"	0"	8' - 0"
102B	3 Panel 24"x96"	0"	8' - 0"
102C	3 Panel 24"x96"	0"	8' - 0"
103A	3 Panel 36"x96"	0"	8' - 0"
103B	3 Panel 36"x96"	0"	8' - 0"
103C	3 Panel 36"x96"	0"	8' - 0"
103D	3 Panel 36"x96"	0"	8' - 0"
103E	3 Panel 36"x96"	0"	8' - 0"
103F	3 Panel 36"x96"	0"	8' - 0"
107A	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
107B	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
109A	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
109B	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
109C	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
109D	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
113A	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
113B	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
113C	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
113D	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
113J	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
113K	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
113L	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
113M	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
113N	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
113O	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
114E	72" x 12"	7' - 0"	8' - 0"
119	3 Panel 36"x96"	0"	8' - 0"
122	48" x 12" BLACK	7' - 0"	8' - 0"
124	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
201A	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
201B	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
201C	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
202A	3 Panel 36"x96"	0"	8' - 0"
202B	3 Panel 36"x96"	0"	8' - 0"
202C	3 Panel 36"x96"	0"	8' - 0"
202D	3 Panel 36"x96"	0"	8' - 0"
202E	3 Panel 36"x96"	0"	8' - 0"
202F	3 Panel 36"x96"	0"	8' - 0"
204	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
207	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
210A	60" x 24"	7' - 0"	9' - 0"
210B	60" x 24"	7' - 0"	9' - 0"
210C	60" x 24"	7' - 0"	9' - 0"
210D	60" x 24"	7' - 0"	9' - 0"
211A	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
211B	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
211OO	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
211V	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
211W	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
212A	48" x 12" BLACK	7' - 0"	8' - 0"
212B	48" x 12" BLACK	7' - 0"	8' - 0"
301	48" x 12" BLACK	7' - 0"	8' - 0"
302A	48" x 12" BLACK	7' - 0"	8' - 0"
302B	48" x 12" BLACK	7' - 0"	8' - 0"
304A	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
304B	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
304C	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
304D	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
304E	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
304F	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
401A	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
401B	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
401C	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
401D	3 Panel 36"x72" S.H.	2' - 0"	8' - 0"
402A	48" x 12" BLACK	7' - 0"	8' - 0"
402B	48" x 12" BLACK	7' - 0"	8' - 0"
402C	48" x 12" BLACK	7' - 0"	8' - 0"

PROJECT DATA

BUILDING CODE:	
2018 INTERNATIONAL BUILDING CODE WITH CITY AMENDMENTS 2018 INTERNATIONAL RESIDENTIAL CODE WITH CITY AMENDMENTS 2018 INTERNATIONAL MECHANICAL CODE WITH CITY AMENDMENTS 2018 INTERNATIONAL PLUMBING CODE WITH CITY AMENDMENTS 2018 INTERNATIONAL ELECTRICAL CODE WITH CITY AMENDMENTS 2018 INTERNATIONAL FIRE CODE WITH CITY AMENDMENTS 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH CITY AMENDMENTS 2018 GREEN CONSTRUCTION CODE WITH CITY AMENDMENTS	
** REFER TO LOCAL JURISDICTION FOR ALL ADOPTED AMENDMENTS WHICH CAN BE FOUND UNDER CODES ADOPTED BY THE CITY OF ARGYLE, TEXAS (WWW.MUNICODE.COM)	
ZONING DISTRICT:	R
PROJECT SITE AREA:	
LOT AREA:	47,867 SF
LOT WIDTH	165'-0"
LOT DEPTH	290'-0"
LOT COVERAGE TOTAL:	= 7,114 SF (14.9%)
FOUNDATION	= 7,114 SF
SECOND FLOOR OVERHANG	= 0 SF
PROJECT SETBACK REQUIREMENTS:	
FRONT YARD DEPTH:	50'-0"
SIDE YARD DEPTH:	15'-0"
REAR YARD DEPTH:	15'-0"
SQUARE FOOTAGE:	
503 FRENCHTOWN ROAD MAIN HOUSE	
LEVEL 1 SF:	4,400 SF
LEVEL 2 SF:	1,245 SF
LIVABLE SF:	5,645 SF
FRONT PORCH:	138 SF
COVERED PATIO SF:	953 SF
GARAGE SF:	1,024 SF
BLDG TOTAL:	6,669 SF
POOL HOUSE / OFFICE	
LIVABLE SF:	800 SF
GARAGE :	330 SF
COMBINED	
TOTAL LIVABLE:	6,445 SF
TOTAL BLDG TOTAL SF:	7,799 SF

503 FRENCHTOWN ROAD
ARGYLE, TX 76226

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No.	Description	Date
1	PERMIT SET	08-30-2021

RYAN JACOBSON DESIGN LLC

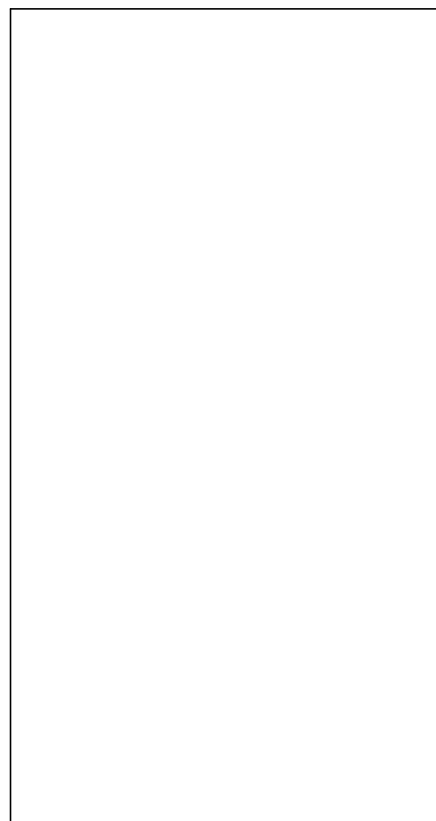
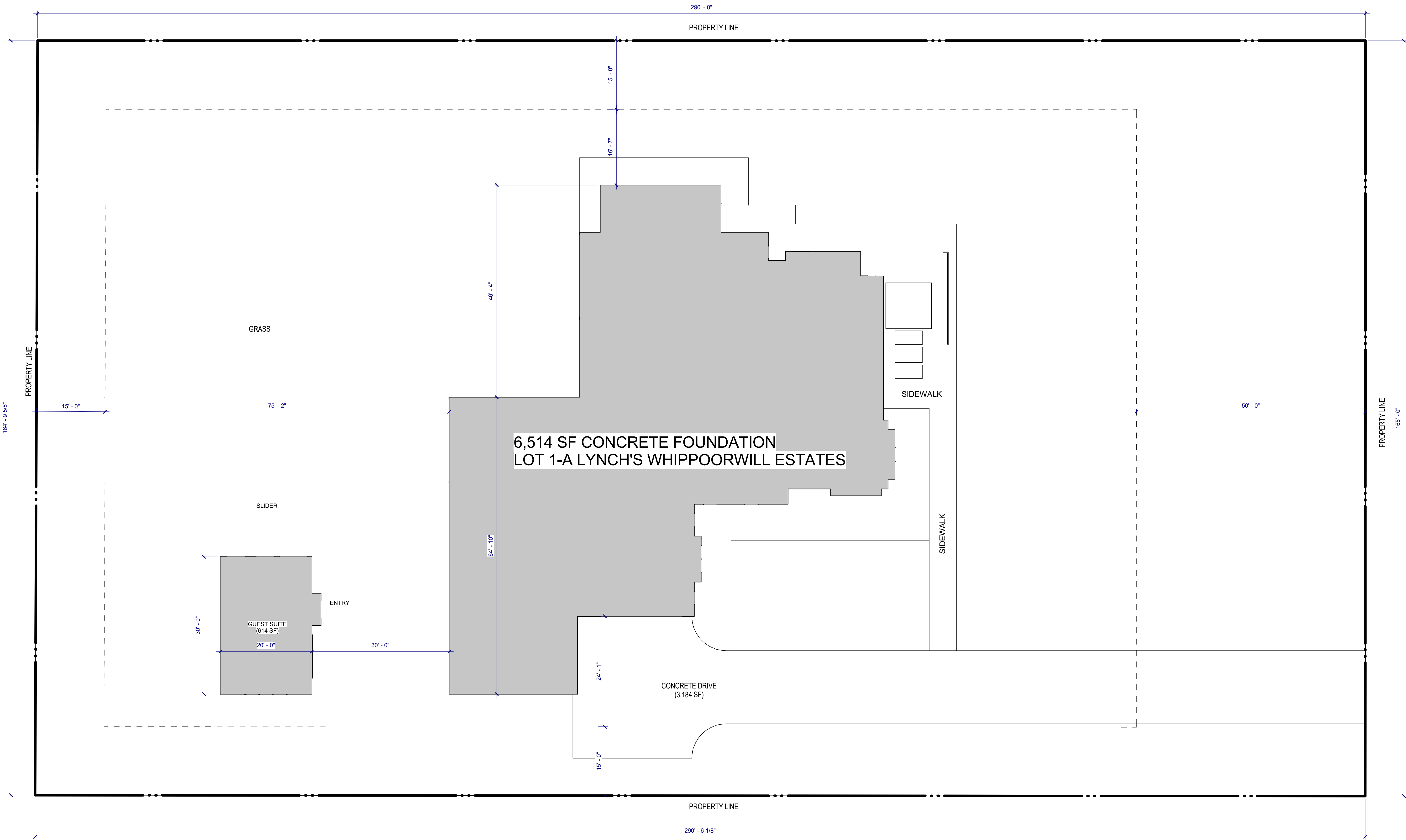
ACCNET CONSTRUCTION

COVER - DRAWING INDEX

Project number AC - 1
Date 8/30/2021

A00.10

Scale



503 FRENCHTOWN ROAD
ARGYLE, TX 76226

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ACCNET CONSTRUCTION

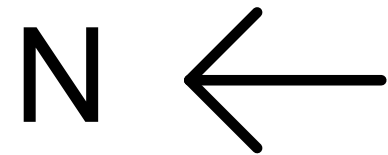
SITE PLAN

Project number AC - 1
Date 8/30/2021

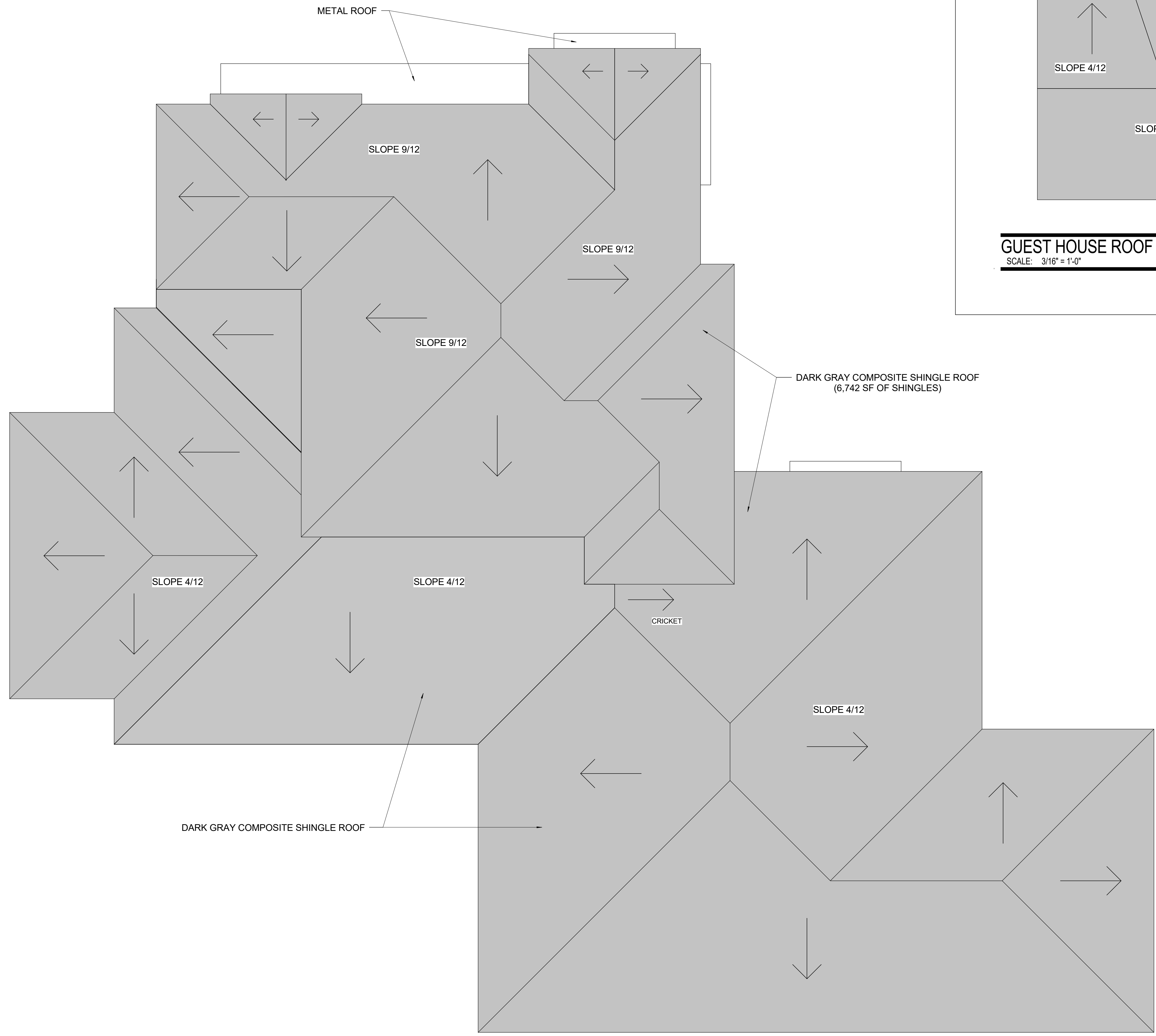
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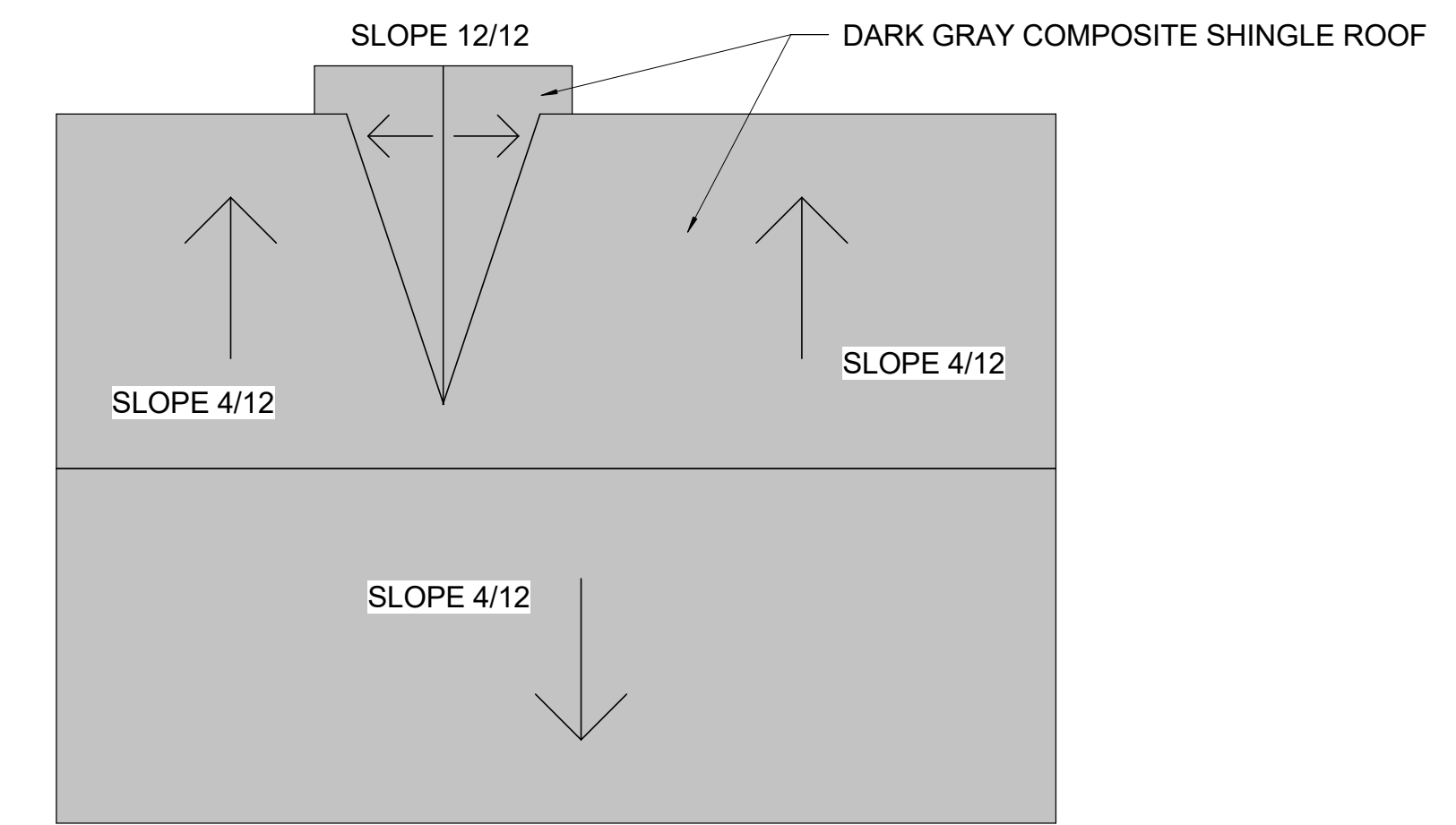
FRENCHTOWN ROAD



SITE PLAN
SCALE: 1" = 10'-0"



ROOF PLAN
SCALE: 3/16" = 1'-0"



GUEST HOUSE ROOF PLAN
SCALE: 3/16" = 1'-0"

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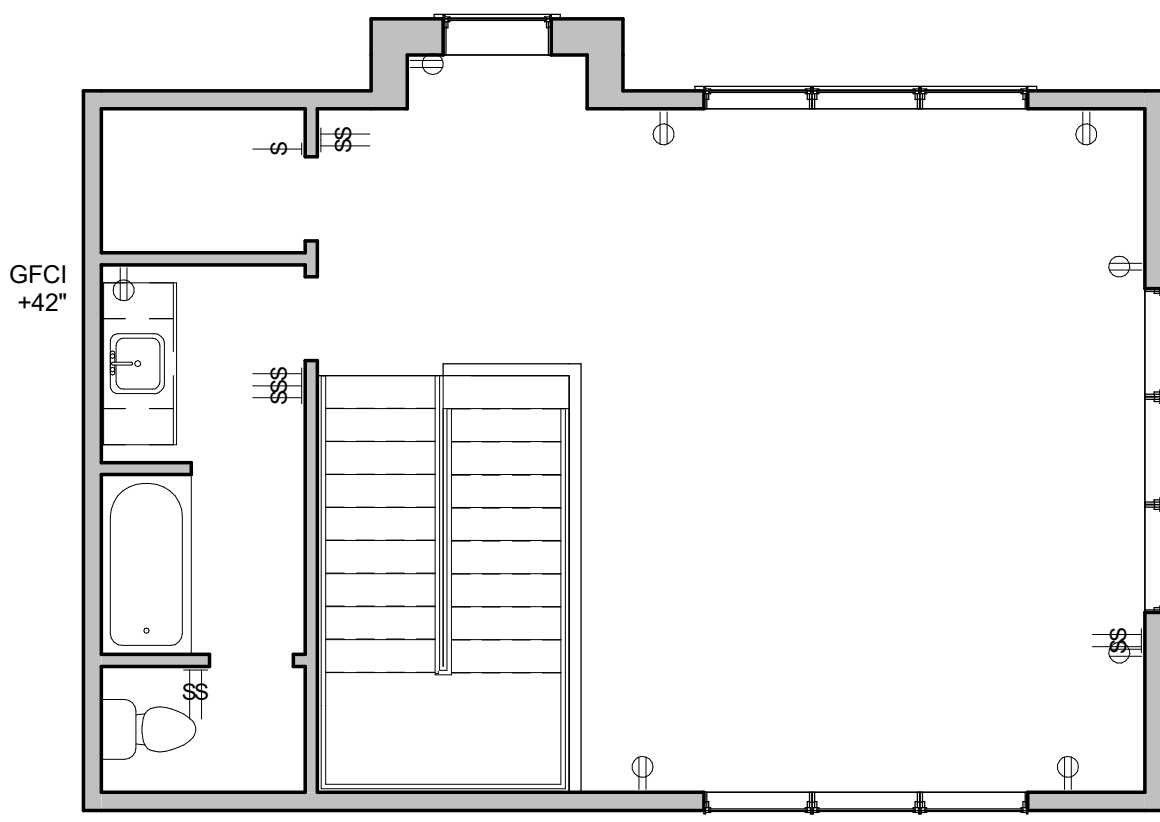
ACCNET CONSTRUCTION

ROOF PLAN

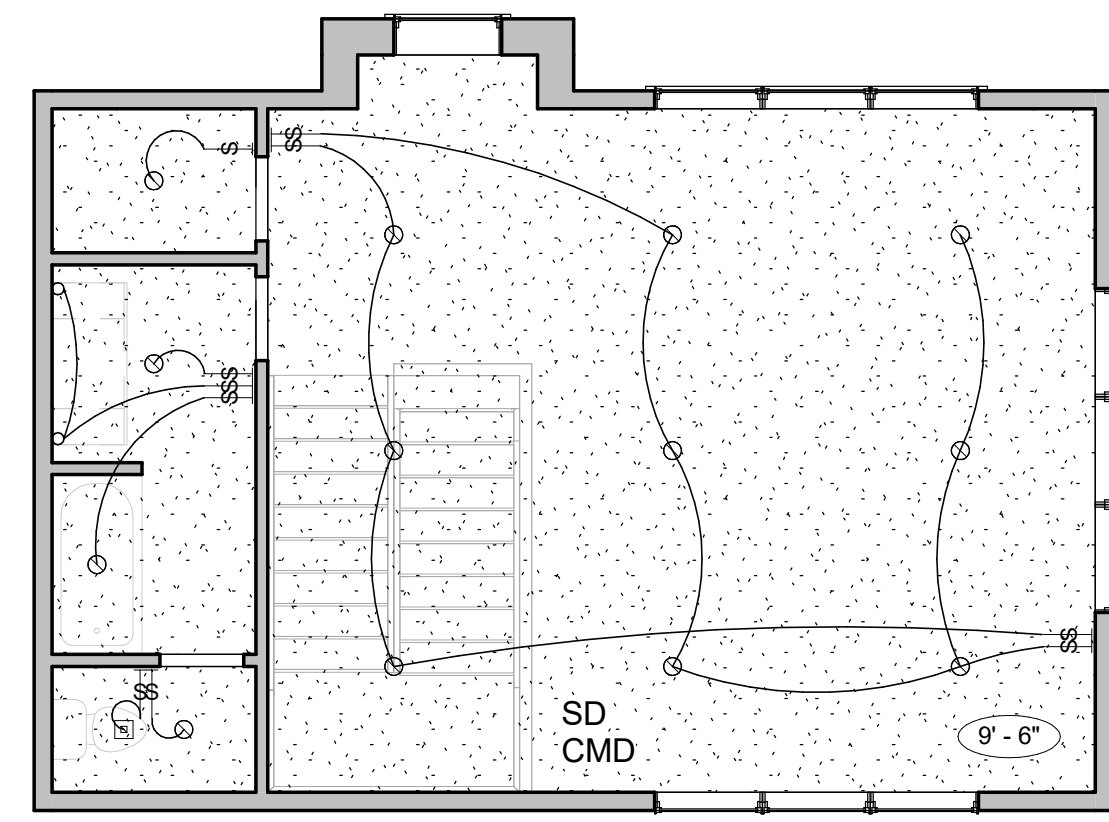
Project number AC - 1
Date 8/30/2021

A02.03

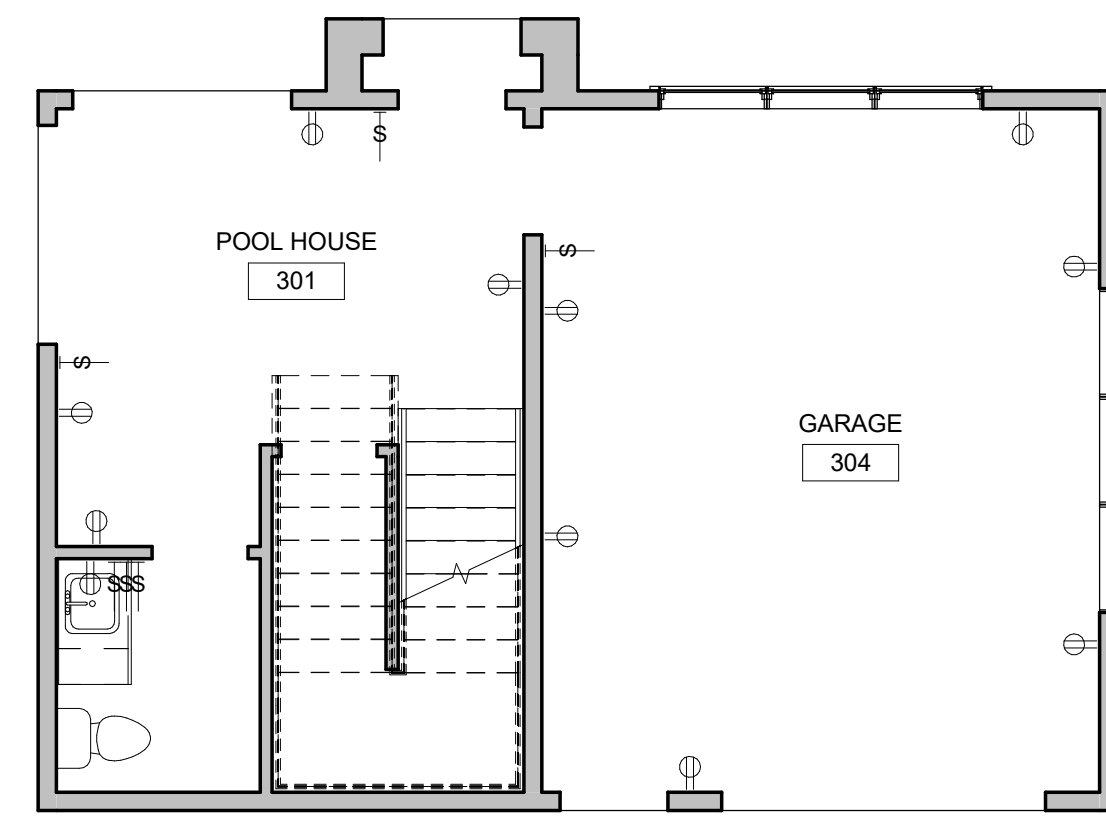
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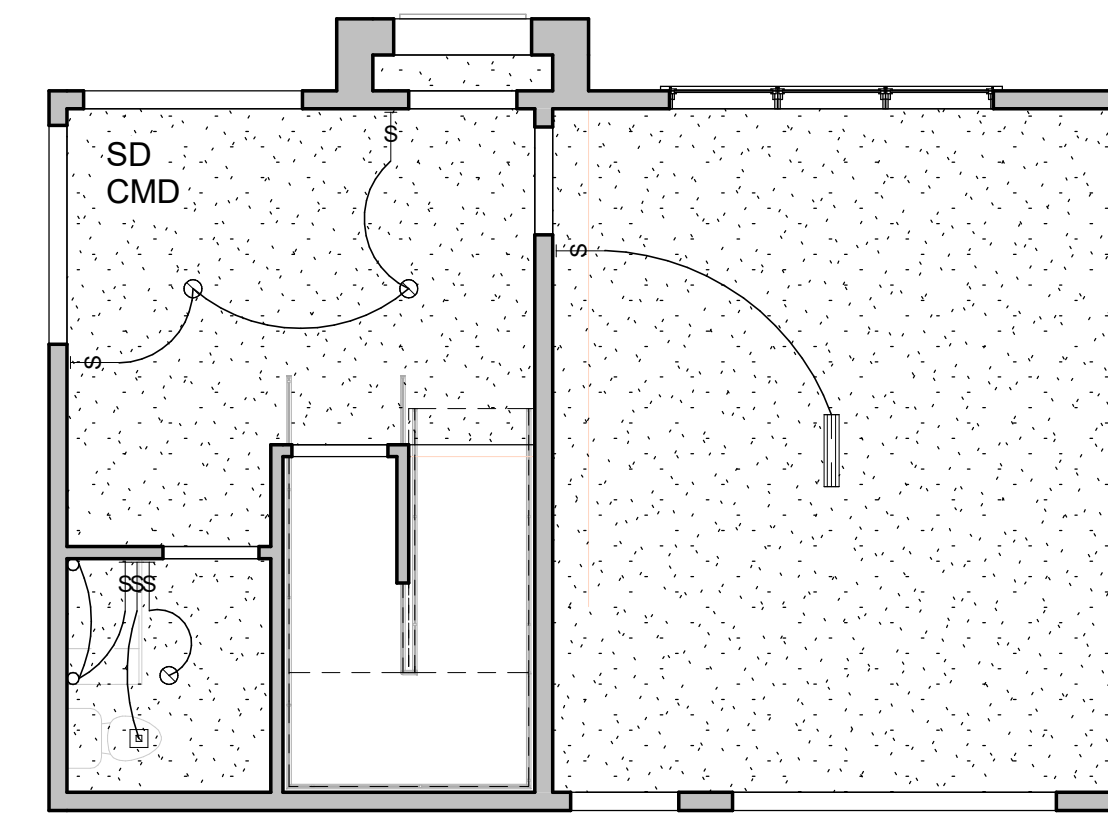
LEVEL 02 - POWER
SCALE: 3/16" = 1'-0" **12**



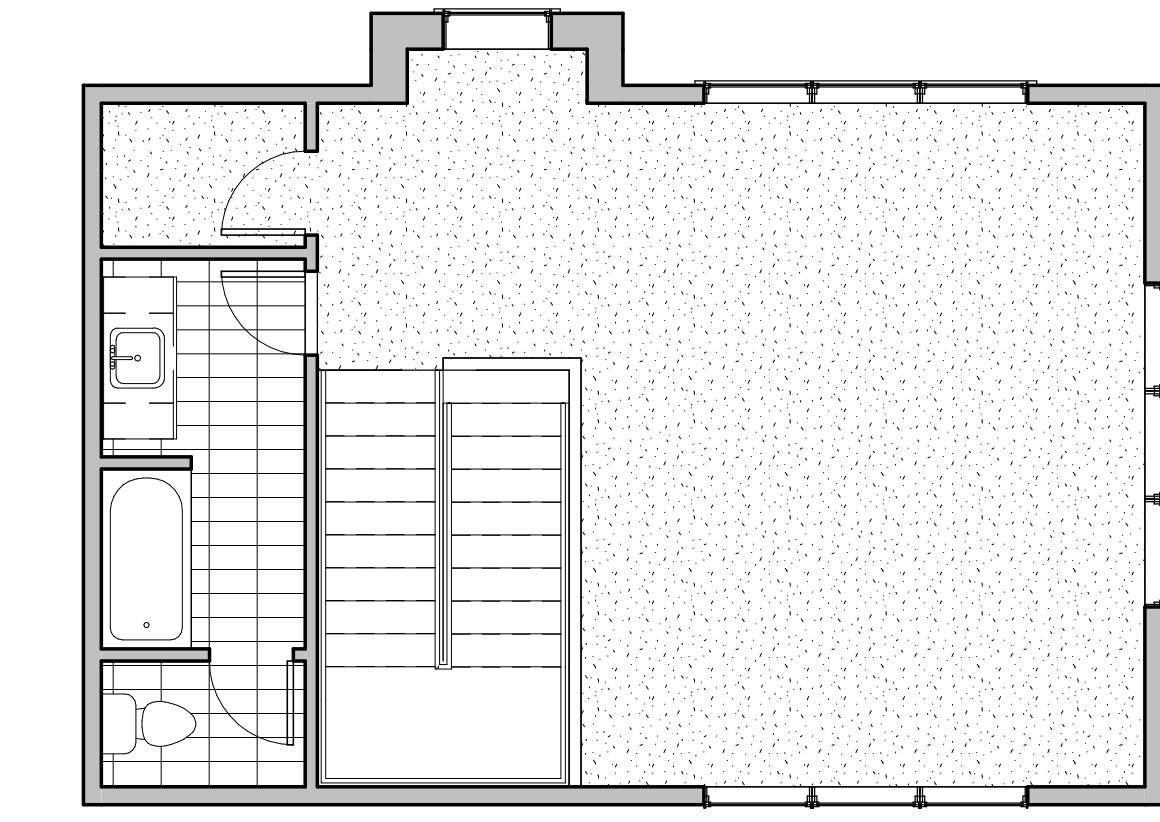
LEVEL 2 REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0" **10**



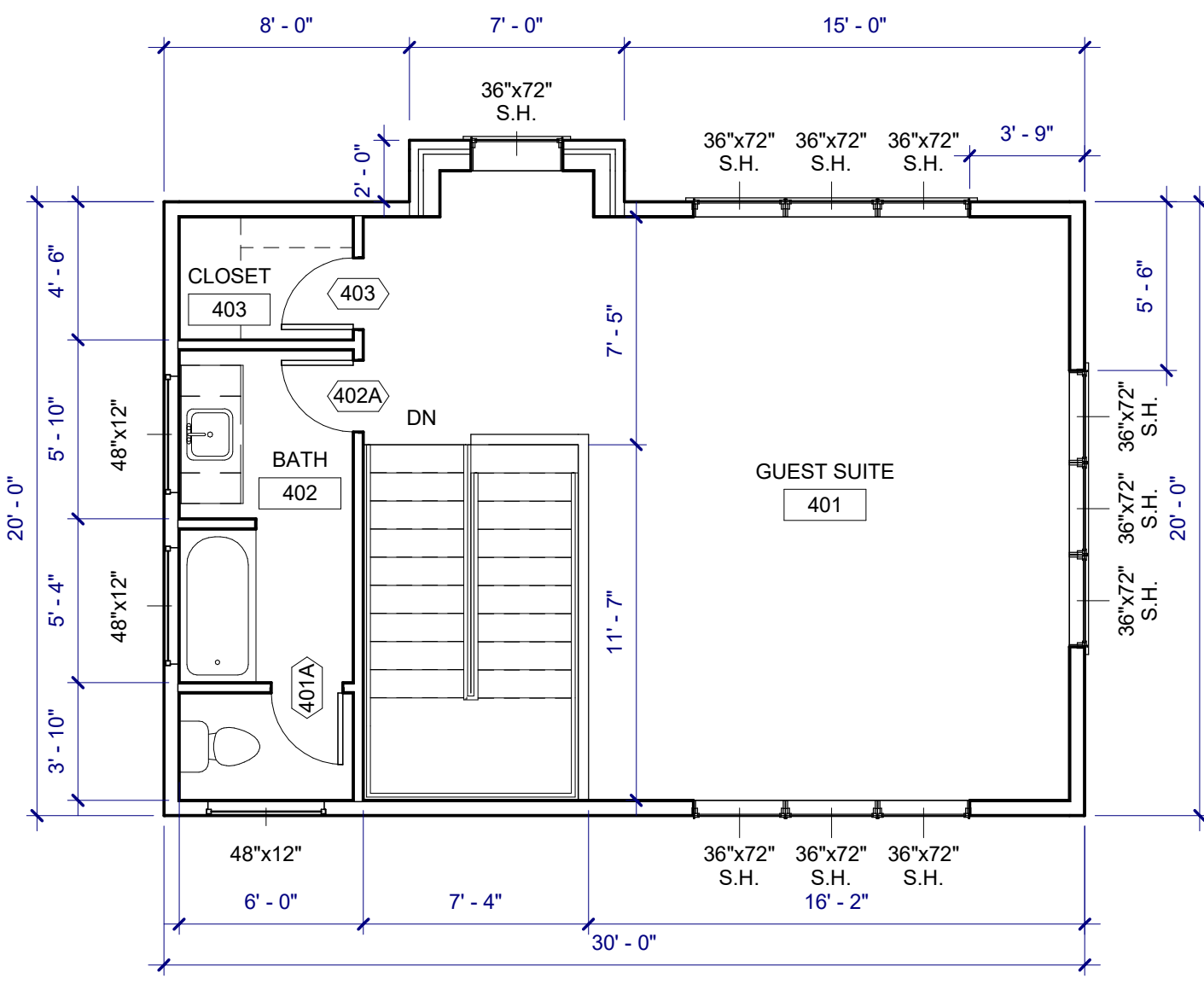
GUEST HOUSE LEVEL 1 POWER PLAN
SCALE: 3/16" = 1'-0" **8**



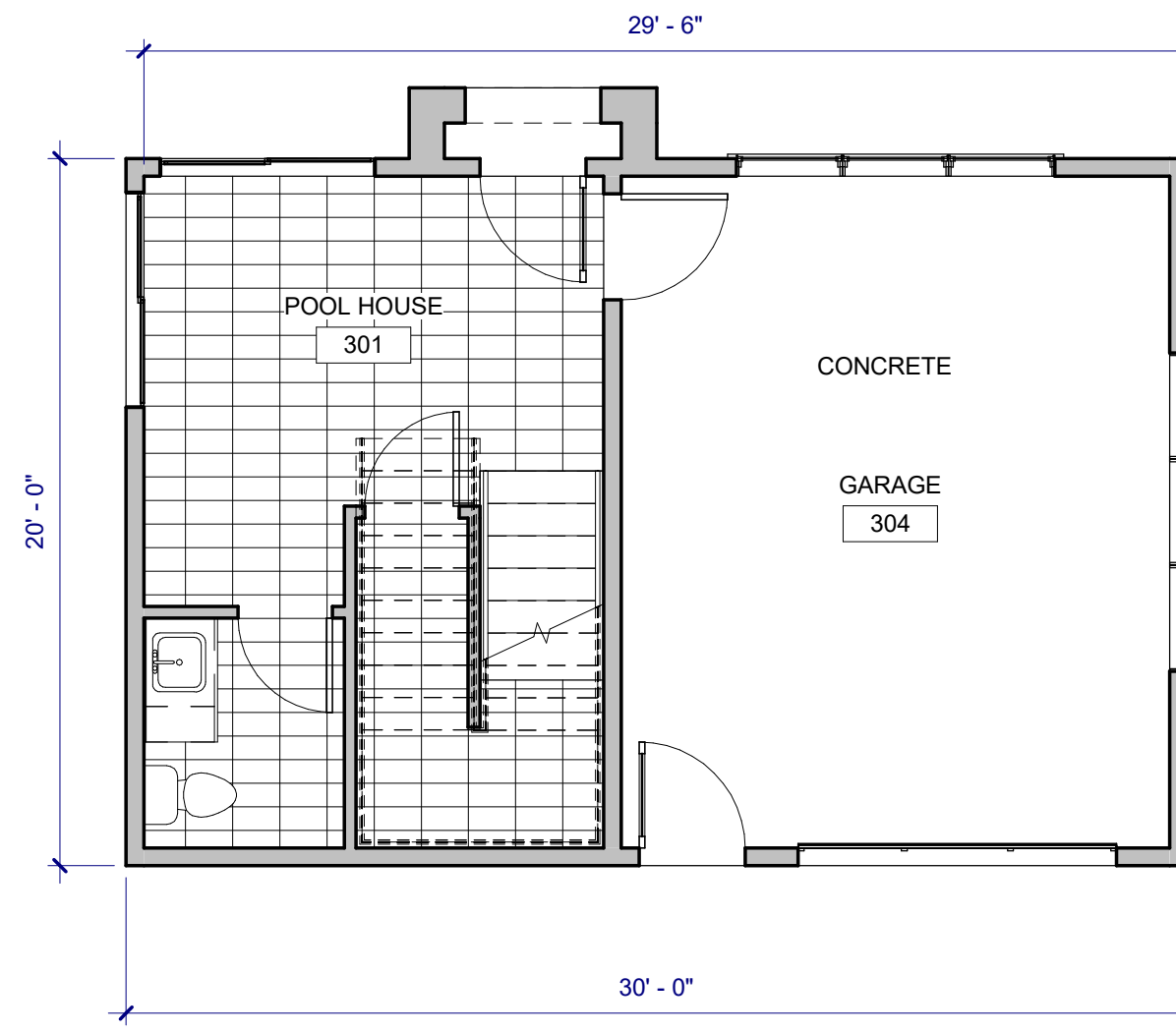
GUEST HOUSE LEVEL 1 RCP
SCALE: 3/16" = 1'-0" **6**



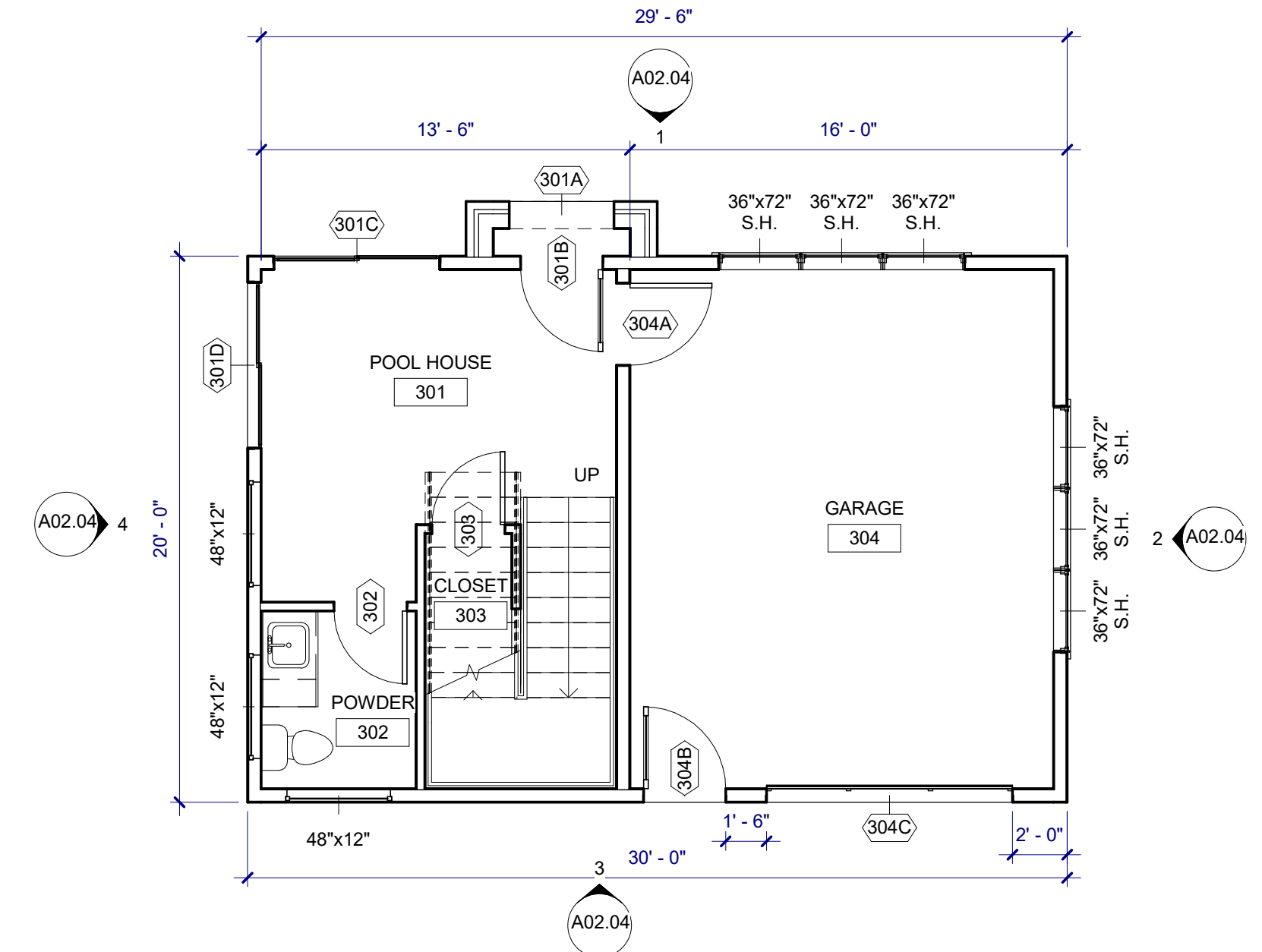
GUEST HOUSE LEVEL 2 FINISH PLAN
SCALE: 3/16" = 1'-0" **11**



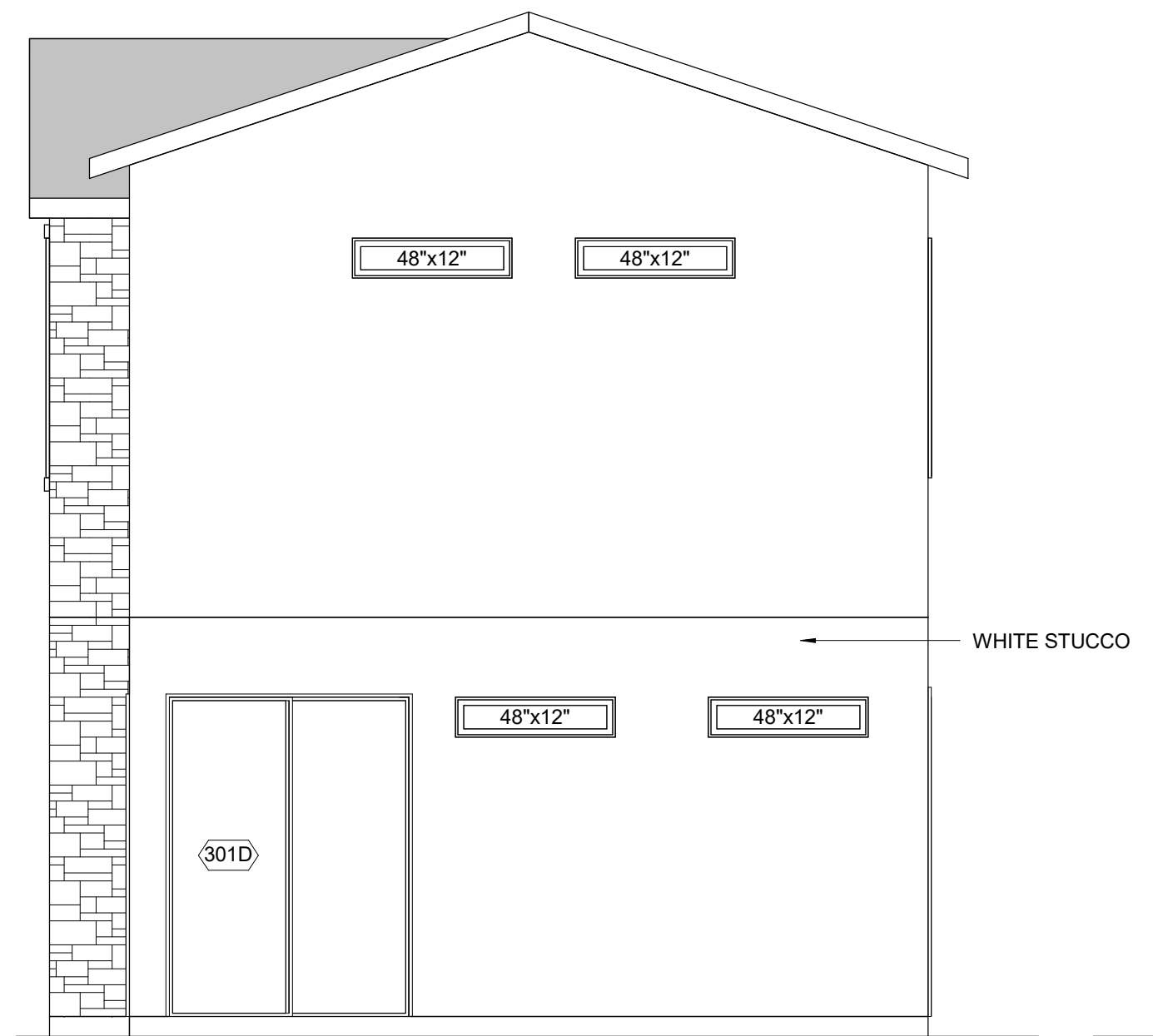
GUEST HOUSE LEVEL 2 FLOOR PLAN
SCALE: 3/16" = 1'-0" **9**



GUEST HOUSE LEVEL 1 FINISH PLAN
SCALE: 3/16" = 1'-0" **7**



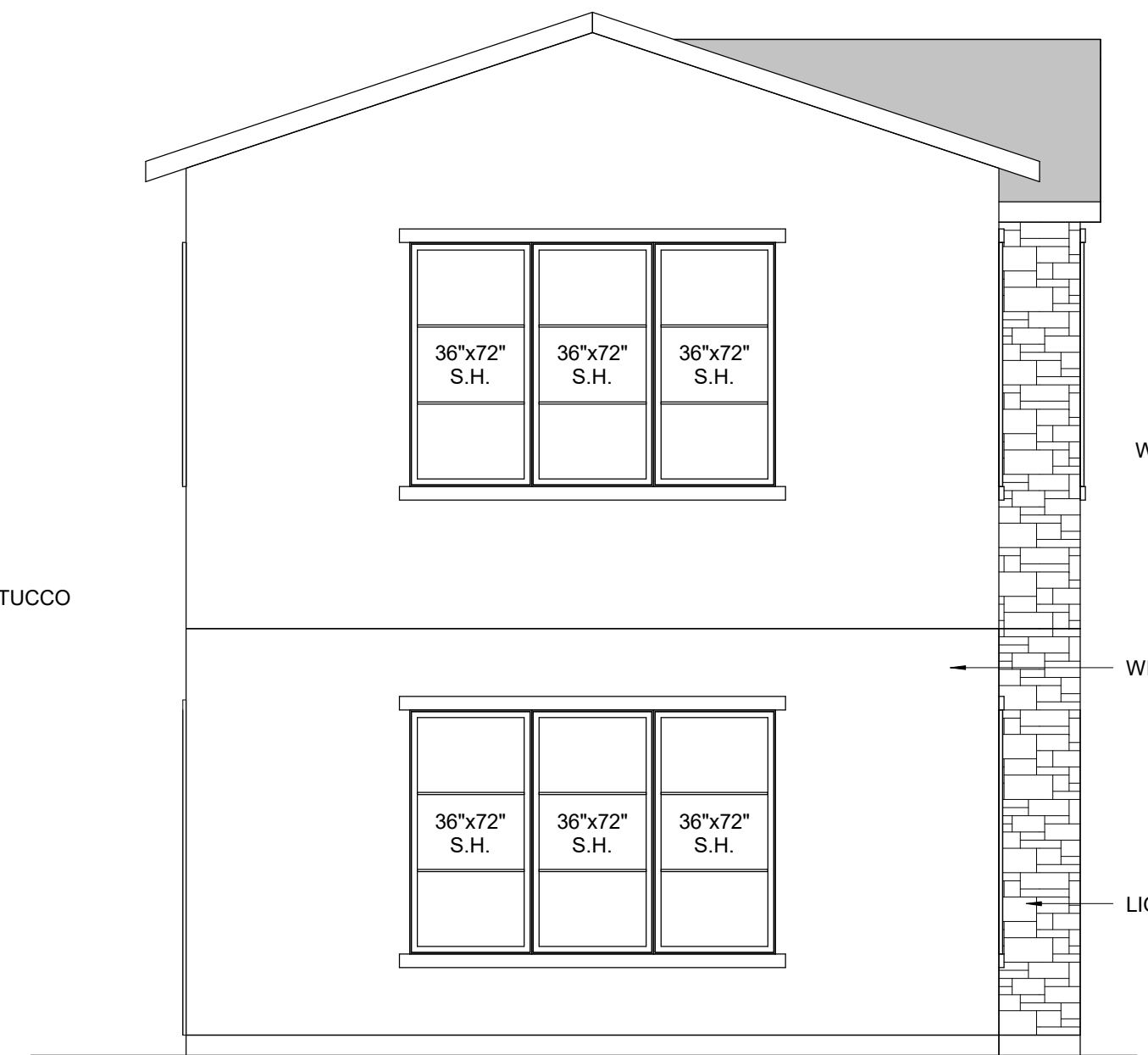
GUEST HOUSE LEVEL 1 FLOOR PLAN
SCALE: 3/16" = 1'-0" **5**



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



ELEVATION
SCALE: 1/4" = 1'-0" **3**



ELEVATION
SCALE: 1/4" = 1'-0" **2**



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

503 FRENCHTOWN ROAD
ARGYLE, TX 76226

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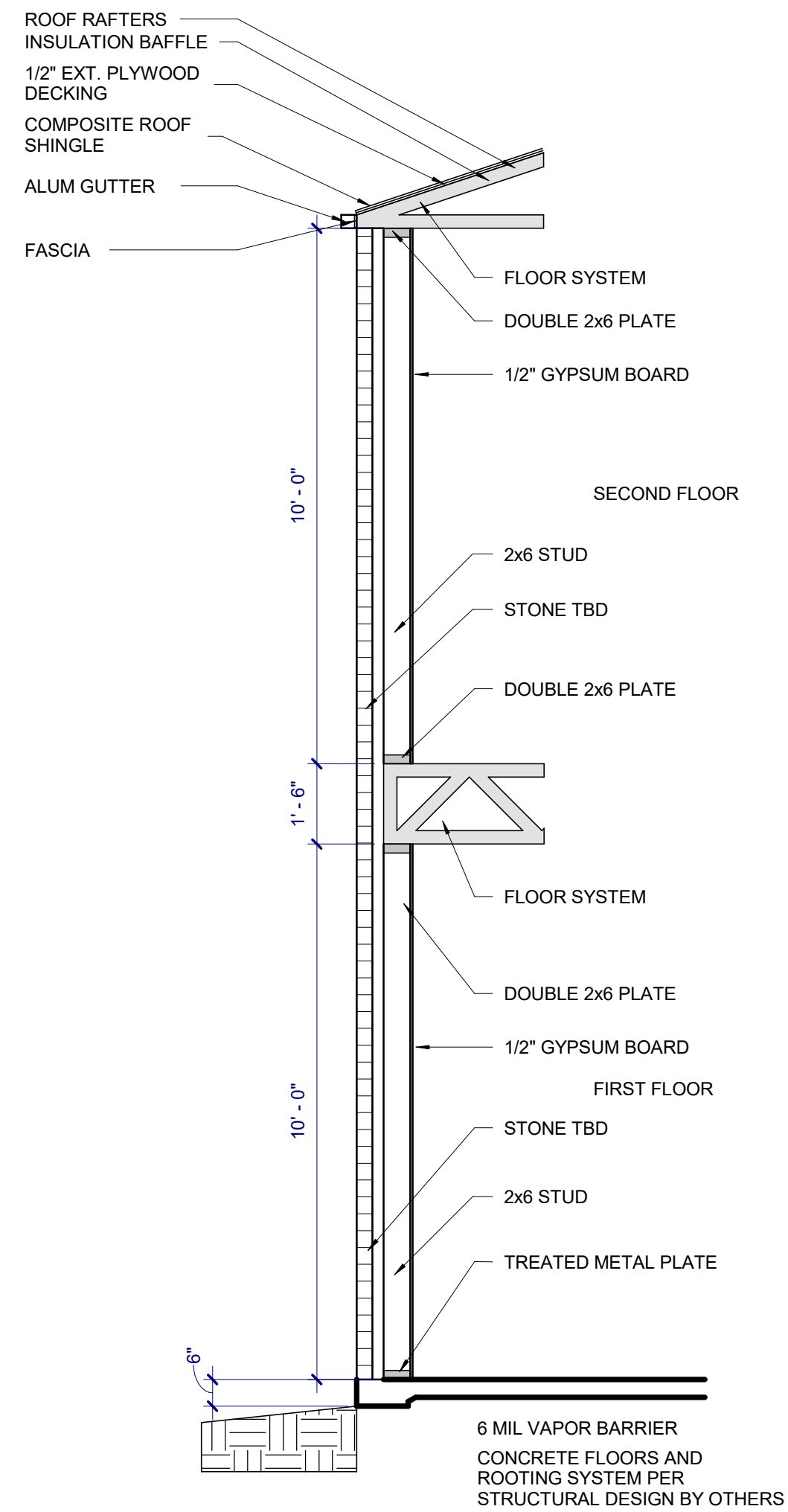
RYAN JACOBSON DESIGN LLC

ACCNET CONSTRUCTION

GUEST HOUSE

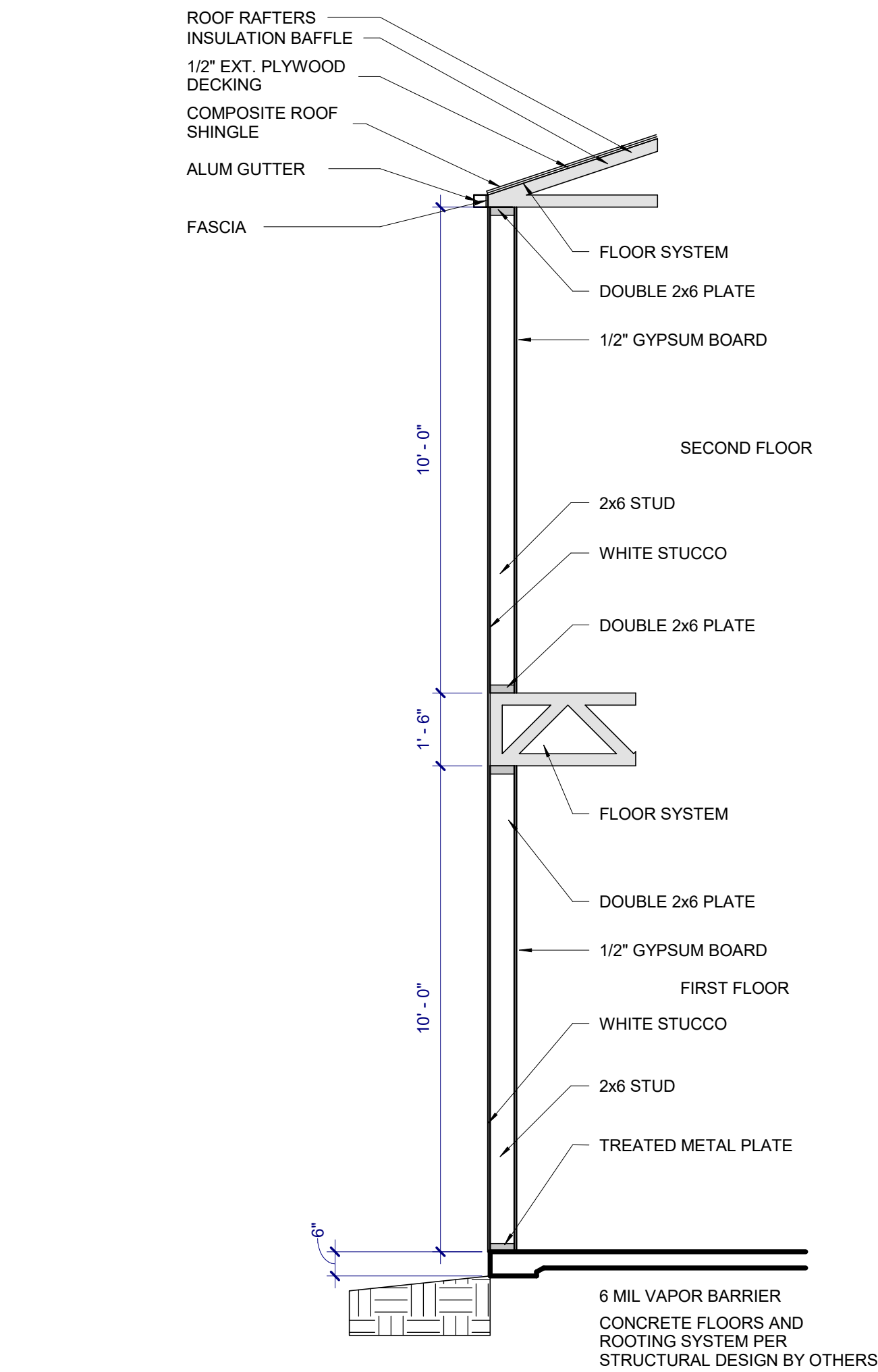
Project number AC - 1
Date 8/30/2021

A02.04
Scale As indicated



EXTERIOR WALL SECTION

SCALE: 3/8" = 1'-0"



EXTERIOR WALL SECTION

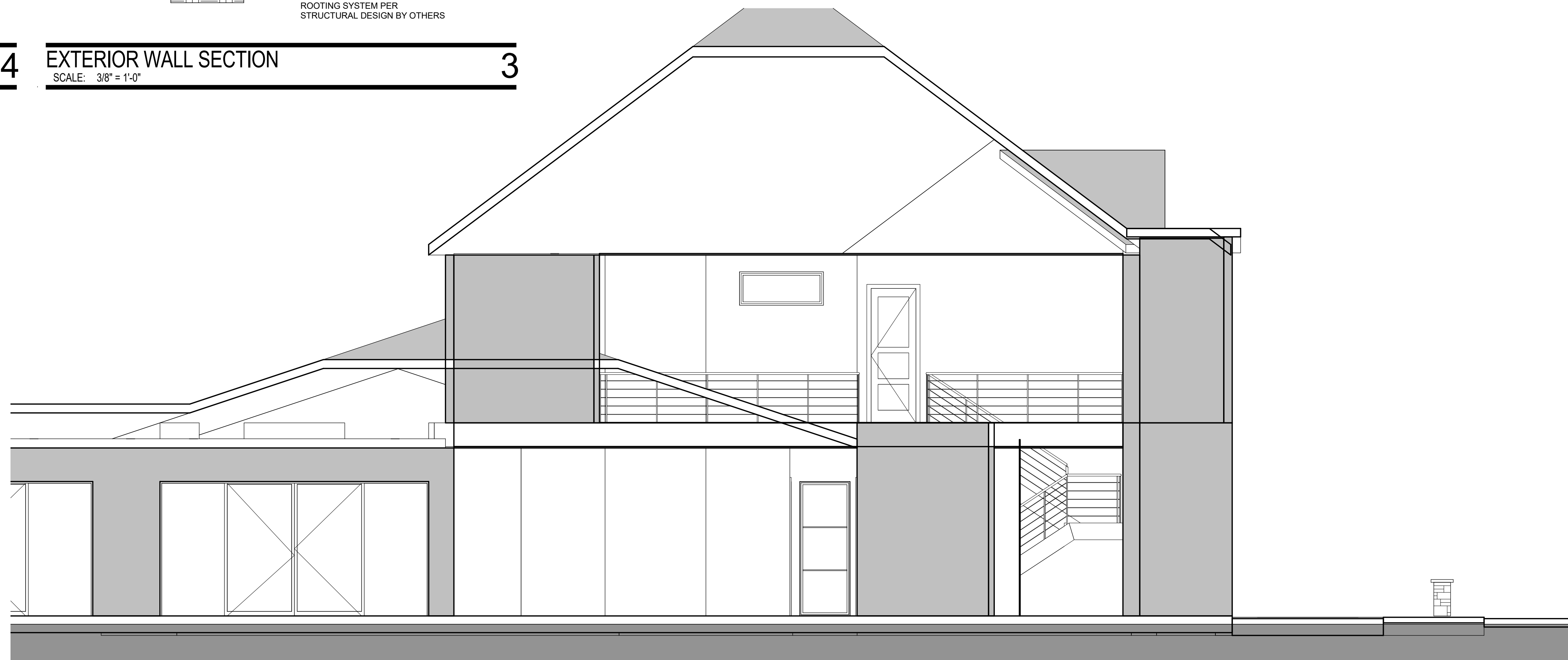
SCALE: 3/8" = 1'-0"



SECTION

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

2



SECTION

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

1

503 FRENCHTOWN ROAD
ARGYLE, TX 76226

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RYAN JACOBSON DESIGN LLC

ACCNET CONSTRUCTION

BUILDING SECTIONS

Project number AC - 1
Date 8/30/2021

A07.01

Scale As indicated