

01 SITE PLAN  
SCALE: 1/8" = 1'-0"

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**MECHANICAL NOTES**

- PLUMBING AND HVAC SYSTEMS:
  - DESIGNED BY CONTRACTORS PLUMBING AND MECHANICAL PERSONNEL.
  - PROPOSED LOCATIONS OF HVAC AND WATER HEATING DETERMINED BY CONTRACTOR AND SUBMITTED TO OWNER AND ARCHITECT FOR APPROVAL.
  - PROPOSED LOCATIONS OF HVAC VENTS AND RETURN AIR DETERMINED BY CONTRACTOR AND SUBMITTED TO OWNER AND ARCHITECT FOR APPROVAL.
- ALL VENTILATION SYSTEMS TO MEET LOCAL CODE REQUIREMENTS AND DESIGNED BY CONTRACTORS PERSONNEL.

**MECHANICAL SYMBOLS**

---W COLD WATER TAP FOR REFRIGERATOR OR ICE MAKER  
 ---GAS GAS SUPPLY  
 --- GAS KEY  
 ---GAS SWITCHED GAS KEY  
 ---H2O FROST FREE HOSE BIB

**GENERAL NOTES**

- CONSTRUCTION: COMPLY WITH APPLICABLE CODES AND RELATED AMENDMENTS.
- THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS, OR ALL INFORMATION NECESSARY FOR THE COMPLETE CONSTRUCTION OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER.
- NOTIFY ARCHITECT AND OWNER OF ERRORS, OMISSIONS, AND DISCREPANCIES IN CONTRACT DOCUMENTS, OR BETWEEN CONTRACT DOCUMENTS AND ACTUAL SITE CONDITIONS IMMEDIATELY. ERRORS, OMISSIONS, AND DISCREPANCIES MUST BE RESOLVED AND DOCUMENTED BEFORE CONTINUING CONSTRUCTION WITH THE WORK IN QUESTION. FAILURE TO NOTIFY THE OWNER AND ARCHITECT IN SUCH AN EVENT SHALL CONSTITUTE ACCEPTANCE OF ANY RESULTING OR RELATED WORK. RESPONSIBILITIES WITH REGARD TO DELAYS, COSTS, CODE COMPLIANCE, AND LEGAL REMEDIES RESULTING FROM THIS OR RELATED WORK.
- CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS BY OWNERS CONSULTANTS.
  - ARCHITECT'S ELECTRICAL, MECHANICAL, AND PLUMBING PLANS ARE DIAGRAMMATIC ONLY. ACTUAL DESIGN BY OWNERS CONSULTANT.
  - REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADING AND DRAINAGE REQUIREMENTS.
  - REFER TO STRUCTURAL ENGINEER FOR STRUCTURAL DESIGN, SPECIFICATIONS, AND DETAILS, INCLUDING REQUIRED RETAINING WALLS, WATERPROOFING, AND FRENCH DRAIN SYSTEMS.
  - COORDINATE SOIL COMPACTION REQUIREMENTS BEHIND RETAINING WALLS WITH STRUCTURAL ENGINEER.
- THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE SITE AND BE RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF SAME.
- VERIFY TYPE AND LOCATION OF UTILITIES SERVING SITE.
- FIREPLACES:
  - VERIFY SIZES, INCLUDING HEARTH EXTENSIONS REQUIRED BY CODE.
  - PROVIDE OUTSIDE MAKE-UP AIR INLET AND SCREENED LOUVER AND DAMPER.
- VENT CLOTHES DRYER TO OUTSIDE.
- REFER TO ELEVATIONS FOR ROOFS TO BE GUTTERED. SUBMIT PROPOSED LOCATIONS OF GUTTERS AND DOWNSPOUTS TO OWNER AND ARCHITECT FOR REVIEW AND APPROVAL.
- ALL FLOOR FINISH HEIGHTS TO MATCH. FLOOR ELEVATIONS AT SECOND FLOOR ARE GIVEN TO TOP OF FLOOR DECK.
- INSTALL STUCCO AT CLOSET SIDE WALL ROD LOCATIONS, MEASURED 10" FROM B.C.W.
- EXTERIOR MATERIALS AND FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS AND DETAILS.
- FIRE SPRINKLER SYSTEMS: REFER TO LOCAL JURISDICTION FOR REQUIREMENTS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND INSTALLING ANY EQUIPMENT, I.E. WINDOWS, STEEL, CAST STONE, ETC.
- THE CONTRACTOR SHALL PAY ALL FINES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS, AND OBTAIN ALL PERMITS AND CERTIFICATES OF APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THE CONTRACT DOCUMENTS.

FOR DIMENSION PURPOSES:

- DO NOT SCALE DRAWINGS.
- VERIFY DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- WOOD STUD WALLS 2x4'S @ 16" O.C. TO A MAXIMUM HEIGHT OF 10'-0". SUPERIMPOSE ONE FLOOR, ROOF, AND CEILING. UNSUPPORTED WALL HEIGHTS EXCEEDING 10'-0" AND 3 STORY CONDITIONS REQUIRE STRUCTURAL ANALYSIS TO DETERMINE STUD SIZE AND SPACING.
- EXTERIOR WOOD STUD/MASONRY ASSEMBLIES:
  - 9" w/2x4's, 11" w/2x6's, 13" w/2x8's
- INTERIOR WOOD STUDS DIMENSIONED TO CENTERLINE OF WALL. EXCEPTION: PAST STUDS DIMENSIONED 2" THICK AND OVER 6" THICK STUD WALLS DIMENSIONED OUT-TO-OUT.
- WALL PLATE HEIGHTS: CROSS REFERENCE EXTERIOR ELEVATIONS, WALL SECTIONS, AND FASCIA DETAILS TO DETERMINE.
- WINDOWS AND DOORS:
  - VERIFY ROUGH OPENINGS WITH SELECTED MANUFACTURER.
  - REFER TO EXTERIOR ELEVATIONS AND FLOOR PLANS OR SCHEDULE FOR HEAD HEIGHTS.

**SQUARE FOOTAGE CALCULATIONS**

4,440	S.F. 1st Floor
1,432	S.F. 2nd Floor
5,872	S.F. TOTAL A/C
995	S.F. Garage
42	S.F. Porches
10	S.F. Balcony
310	S.F. Cov'd Entry
347	S.F. Veranda
1,704	S.F. TOTAL NON A/C
7,576	S.F. TOTAL CONSTRUCTION
6,168	S.F. TOTAL LOT COVERAGE
16,618	S.F. TOTAL SITE AREA
37.65%	TOTAL LOT COVERAGE

**LEGAL DESCRIPTION**

Lot 35, Block A of NEWMAN VILLAGE PH. 1, an addition to the City of Frisco, Denton County, Texas

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REYNOLDS SIGNATURE HOMES  
 3823 BROADMOOR WAY VILLAGE PH 1  
 LOT 35, BLOCK A OF NEWMAN VILLAGE PH. 1  
 FRISCO, TEXAS

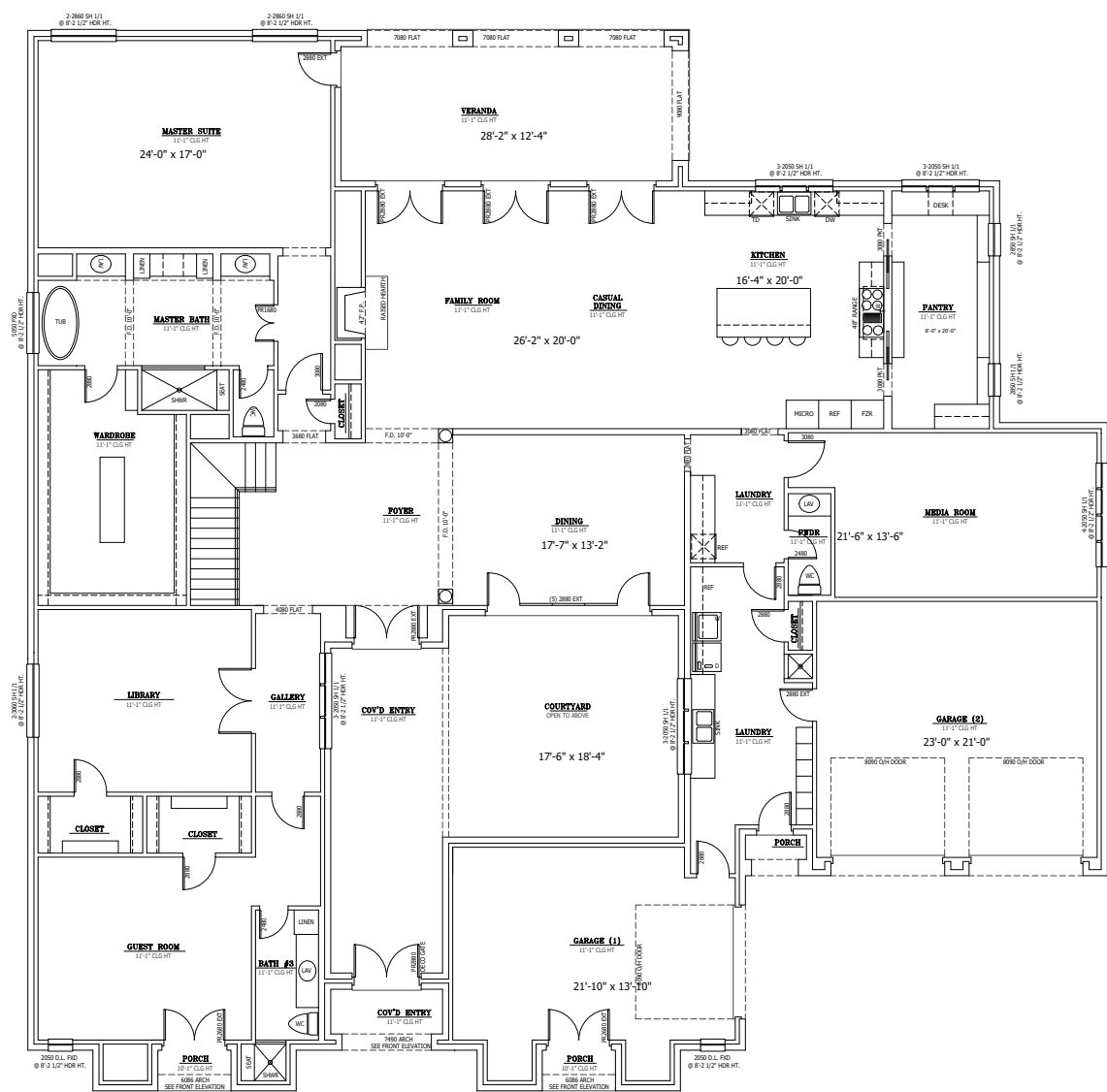
**BUSH DESIGN & ASSOCIATES**  
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 PHONE: (817) 251-4444  
 FAX: (817) 251-4444

**ISSUE LOG**

DATE	DESCRIPTION
07-27-2016	ISSUE
07-27-2016	ISSUE
07-27-2016	ISSUE
07-27-2016	ISSUE
07-27-2016	ISSUE
07-27-2016	ISSUE

SCALE	1/8" = 1'-0"
DATE	9/29/2016
SHEET	A1.01

SITE / ROOF PLAN



**01 FIRST FLOOR**  
 SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN

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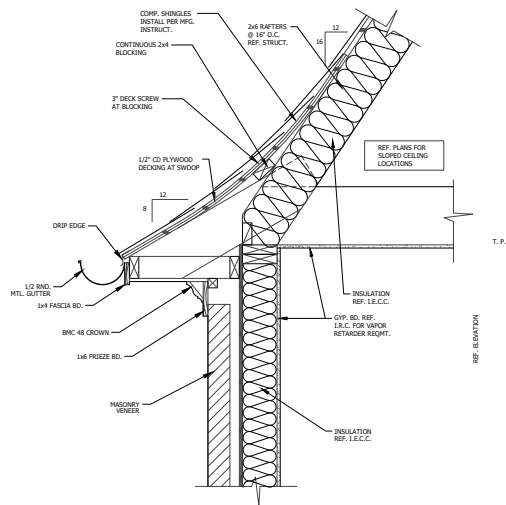
**REYNOLDS SIGNATURE HOMES**  
 3823 BROADMOOR WAY  
 LOT 35, BLOSSOM HILL VILLAGE PH I  
 FRISCO, TEXAS

**BUSH DESIGN & ASSOCIATES**  
 PROJECT # 216  
 17101 N. COLE ROAD, SUITE 100  
 DALLAS, TEXAS 75244-4400  
 PHONE: 972.316.4400  
 FAX: 972.316.4401

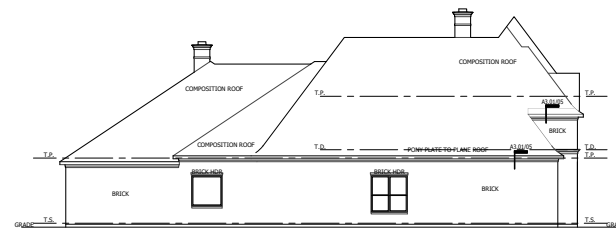
ISSUE LOG	
DATE	DESCRIPTION
07-27-2016	ISSUE
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07-27-2016	ISSUE
07-27-2016	ISSUE
07-27-2016	ISSUE

SCALE	1/4" = 1'-0"
DATE	9/29/2016
SHEET	A2.01

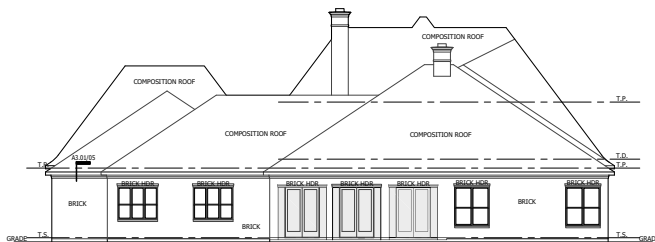




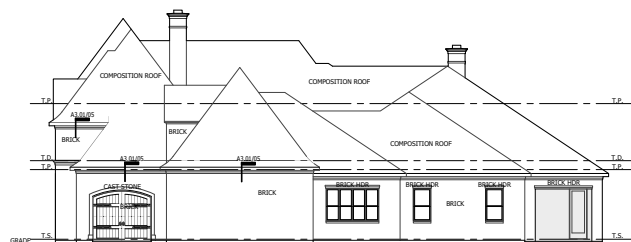
**05 FASCIA DETAIL**  
SCALE: 1 1/2" = 1'-0"



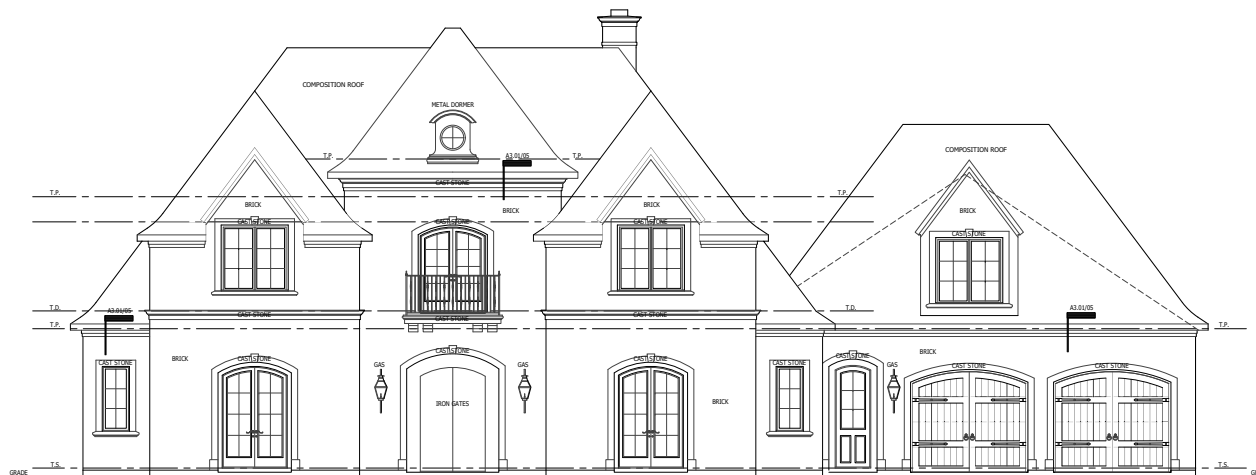
**04 LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**03 REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"



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

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**REYNOLDS SIGNATURE HOMES**  
3823 BROADMOOR WAY  
VILLAGE PH I  
FRESNO, TEXAS

**BUSH DESIGN & ASSOCIATES**  
ARCHITECTS

**ISSUE LOG**

DATE	DESCRIPTION
02/27/2016	001
03/20/2016	002
03/20/2016	MECHANICALS
03/20/2016	DETAILS

SCALE  
1/4" = 1'-0"

DATE  
9/29/2016

SHEET  
A3.01

ELEVATIONS